

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Inglewood/Juanita /37
Previous Physical Inspection: 2001

Sales - Improved Summary:

Number of Sales: 1045
 Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$139,800	\$214,200	\$354,000	\$383,900	92.2%	11.14%
2005 Value	\$156,200	\$223,300	\$379,500	\$383,900	98.9%	10.57%
Change	+\$16,400	+\$9,100	+\$25,500		+6.7%	-0.57%
% Change	+11.7%	+4.2%	+7.2%		+7.3%	-5.12%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.57% and -5.12% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$159,100	\$207,600	\$366,700
2005 Value	\$177,700	\$220,900	\$398,600
Percent Change	+11.7%	+6.4%	+8.7%

Number of one to three unit residences in the Population: 8060

Summary of Findings:

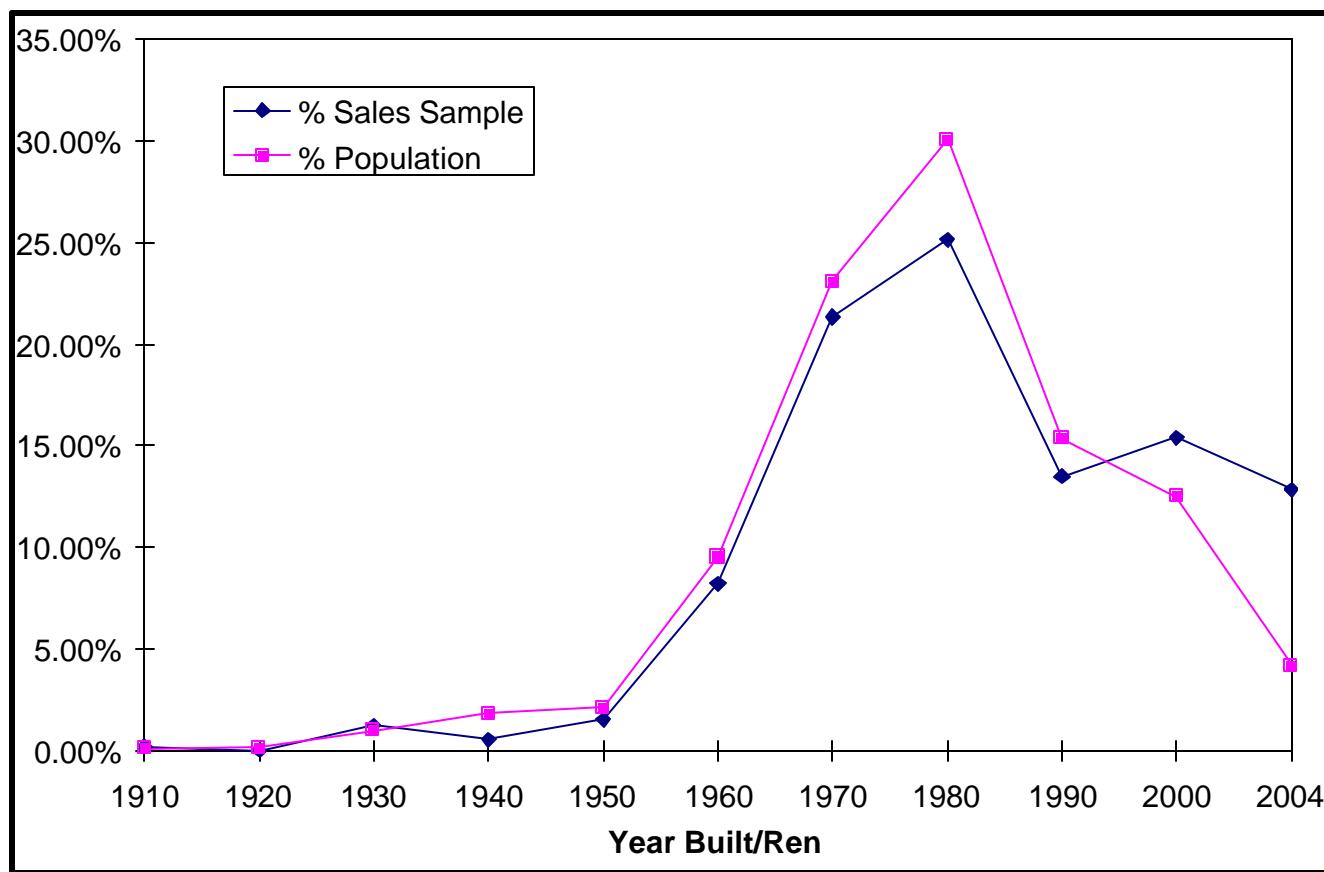
The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 1 and 2, in the plats Inglemoor Highlands (Major 357480), Patricia Park Addition (Major 667550), two story homes, homes built in 2003 or 2004, and grades higher than 10 were at a higher assessment level than others and the formula adjusts them up less than other parcels.

Properties in Rainberry Park (Major 712000) were at a higher assessment level than others and the formula adjusts them downward. Properties in the Waterfront Addition to Kirkland (Major 919410), properties with homes older than 1951, and waterfront properties were at a lower assessment level than others and the formula adjusts them upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

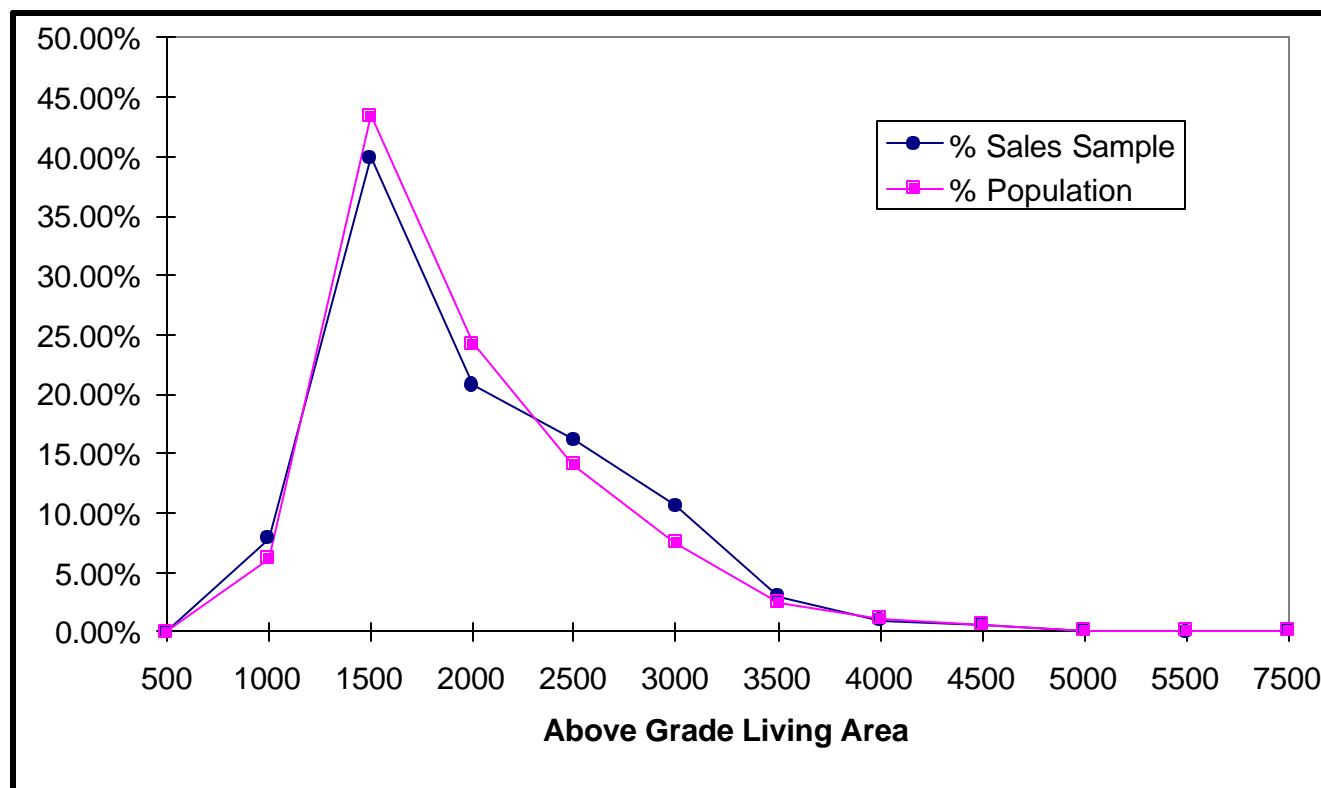
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	2	0.19%	1910	9	0.11%
1920	0	0.00%	1920	15	0.19%
1930	13	1.24%	1930	81	1.00%
1940	6	0.57%	1940	147	1.82%
1950	16	1.53%	1950	171	2.12%
1960	86	8.23%	1960	768	9.53%
1970	223	21.34%	1970	1859	23.06%
1980	263	25.17%	1980	2424	30.07%
1990	141	13.49%	1990	1237	15.35%
2000	161	15.41%	2000	1010	12.53%
2004	134	12.82%	2004	339	4.21%
	1045			8060	



Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.04%
1000	82	7.85%	1000	498	6.18%
1500	417	39.90%	1500	3501	43.44%
2000	217	20.77%	2000	1957	24.28%
2500	169	16.17%	2500	1136	14.09%
3000	111	10.62%	3000	605	7.51%
3500	31	2.97%	3500	198	2.46%
4000	10	0.96%	4000	89	1.10%
4500	6	0.57%	4500	48	0.60%
5000	1	0.10%	5000	10	0.12%
5500	0	0.00%	5500	8	0.10%
7500	1	0.10%	7500	7	0.09%
1045			8060		

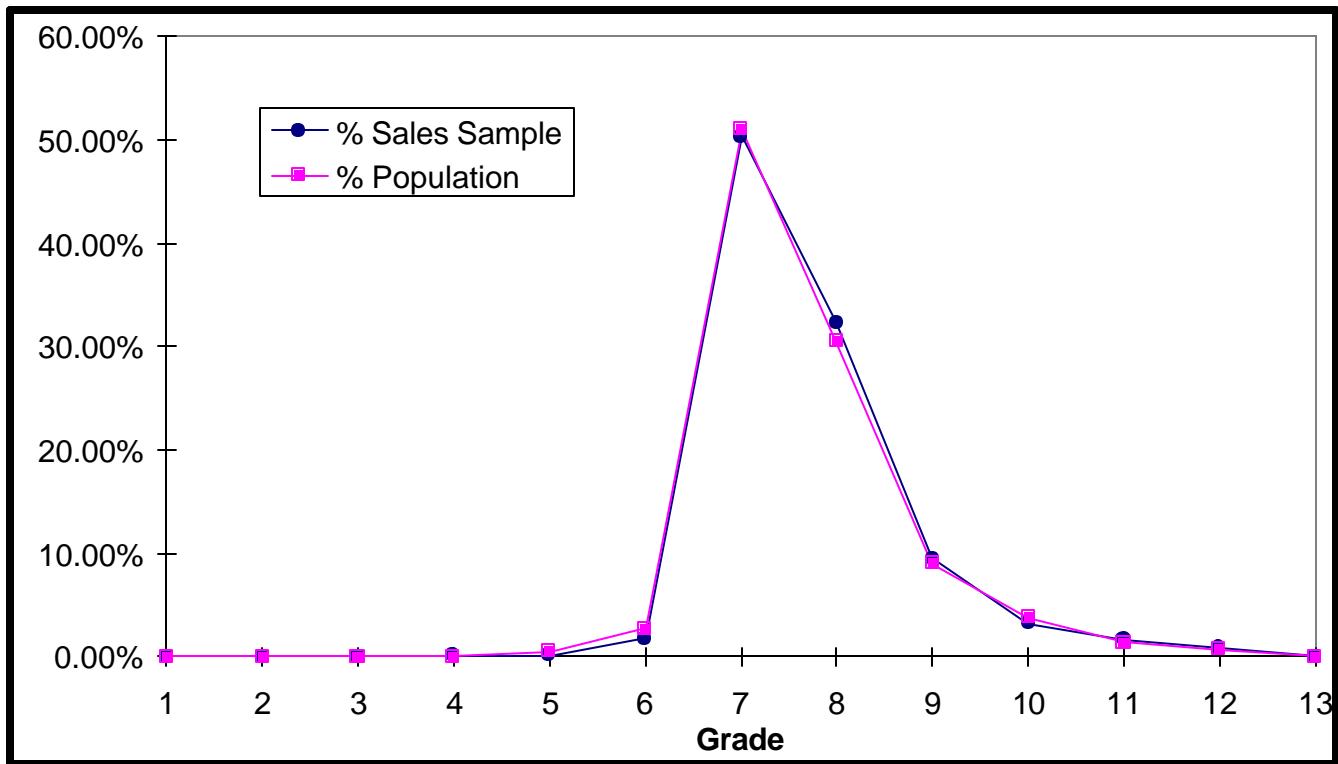


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

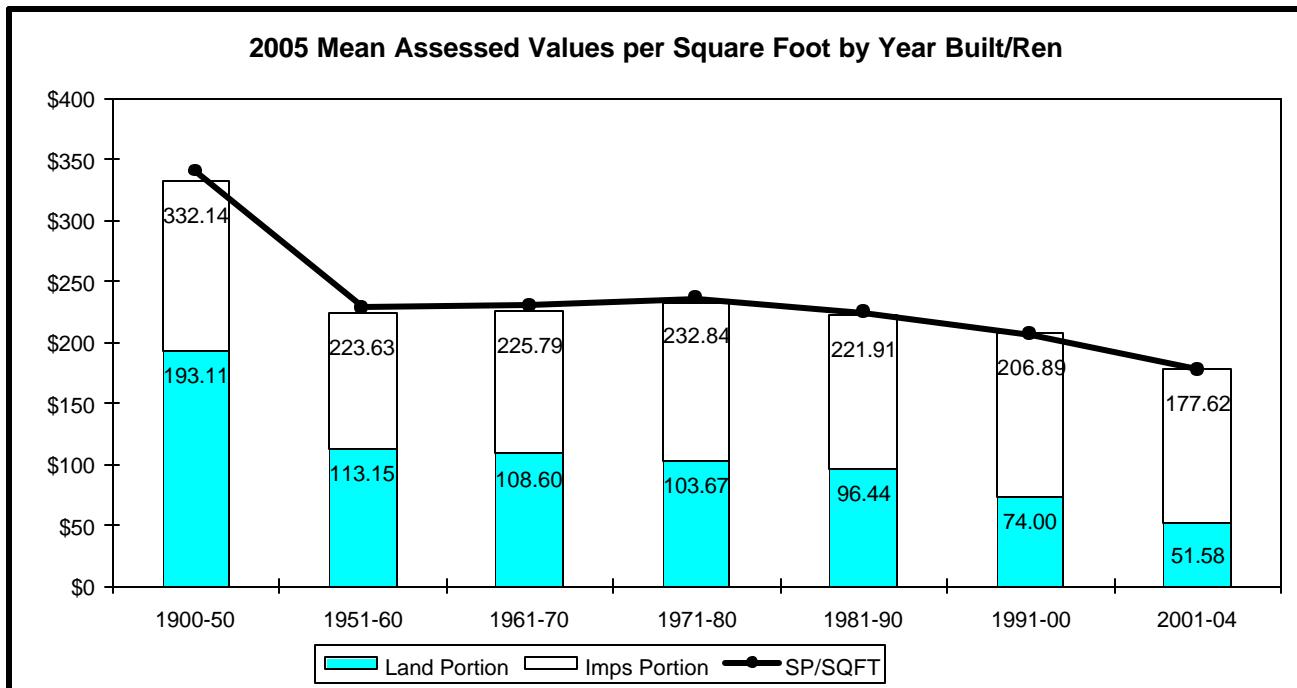
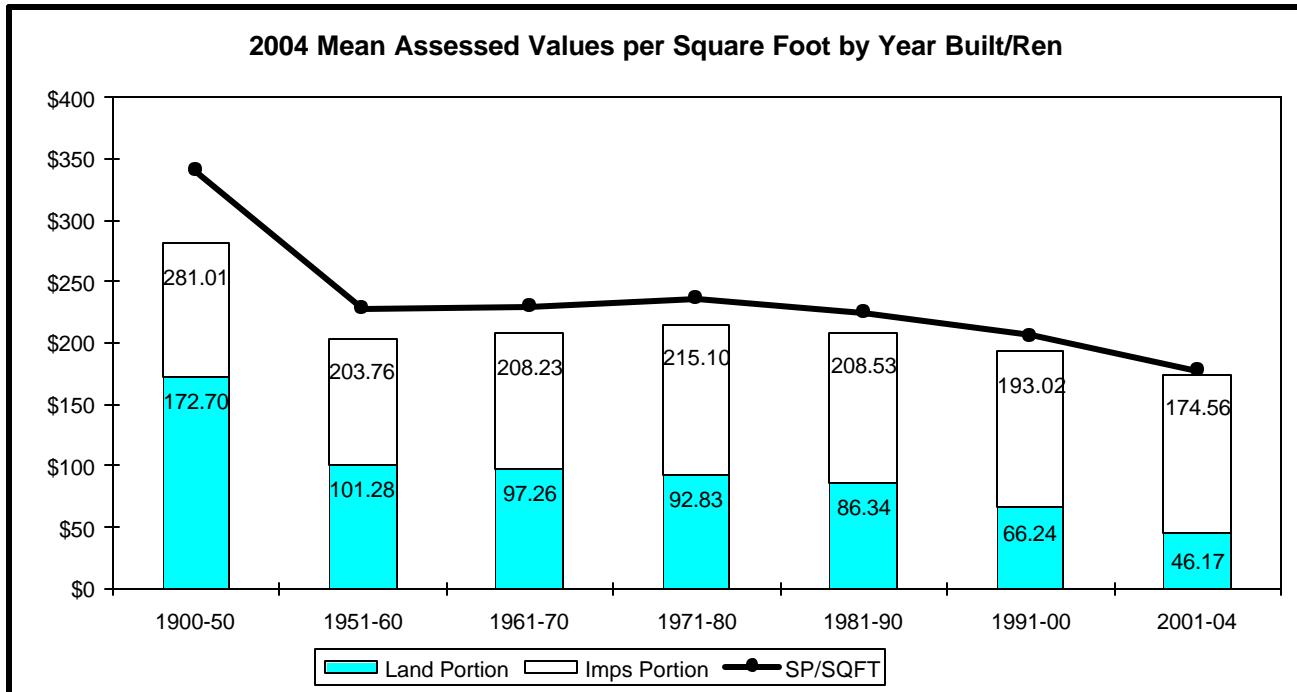
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.10%
5	1	0.10%
6	19	1.82%
7	526	50.33%
8	338	32.34%
9	99	9.47%
10	34	3.25%
11	18	1.72%
12	9	0.86%
13	0	0.00%
		1045

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.06%
5	45	0.56%
6	217	2.69%
7	4116	51.07%
8	2462	30.55%
9	727	9.02%
10	310	3.85%
11	115	1.43%
12	57	0.71%
13	6	0.07%
		8060



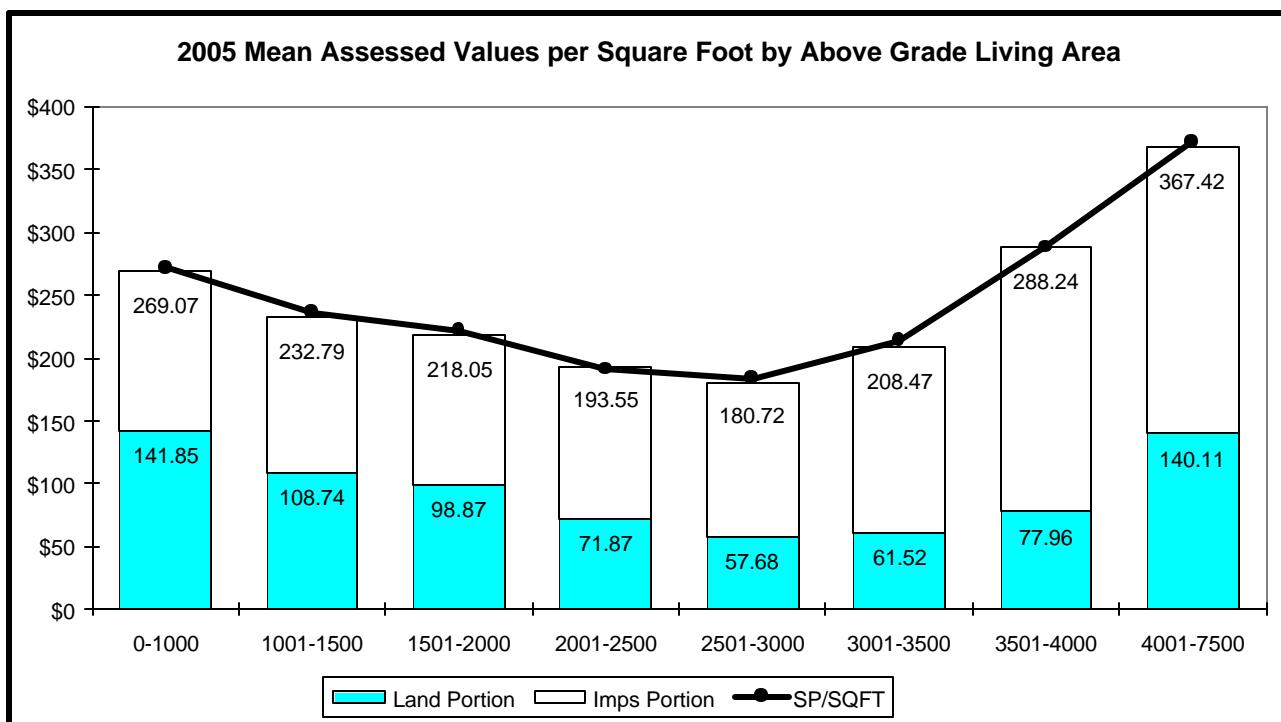
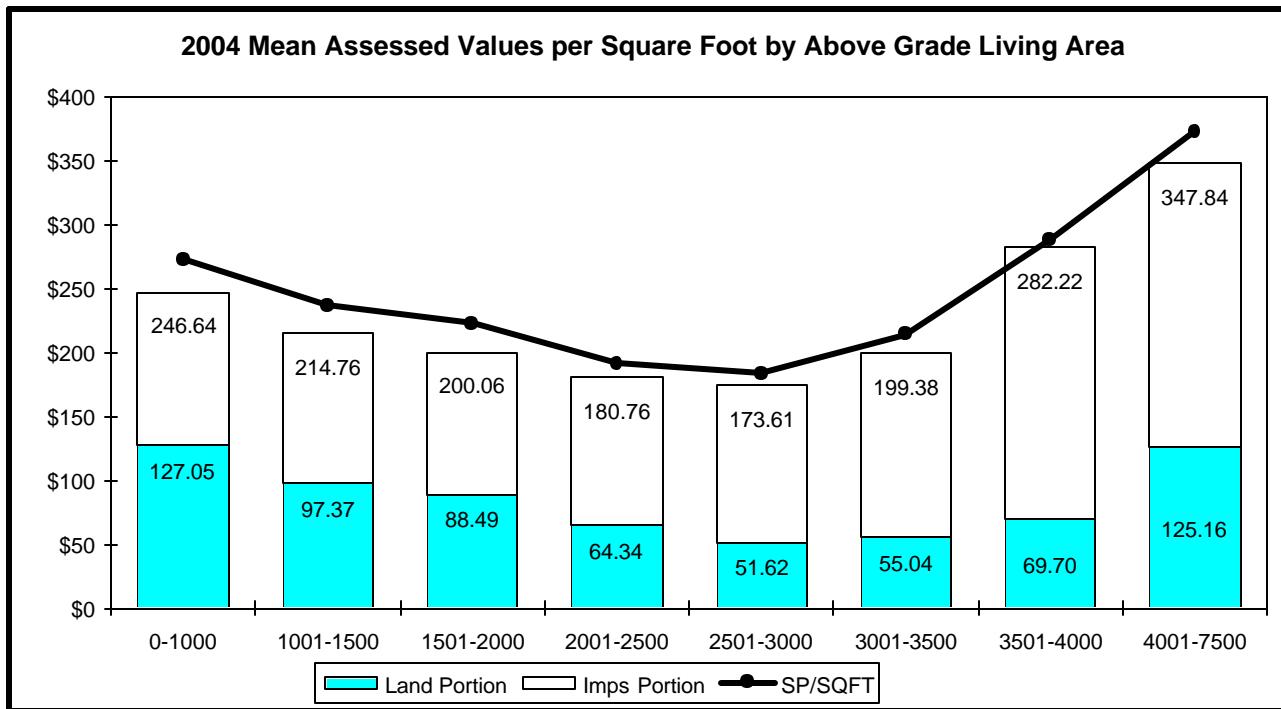
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built or Year Renovated**



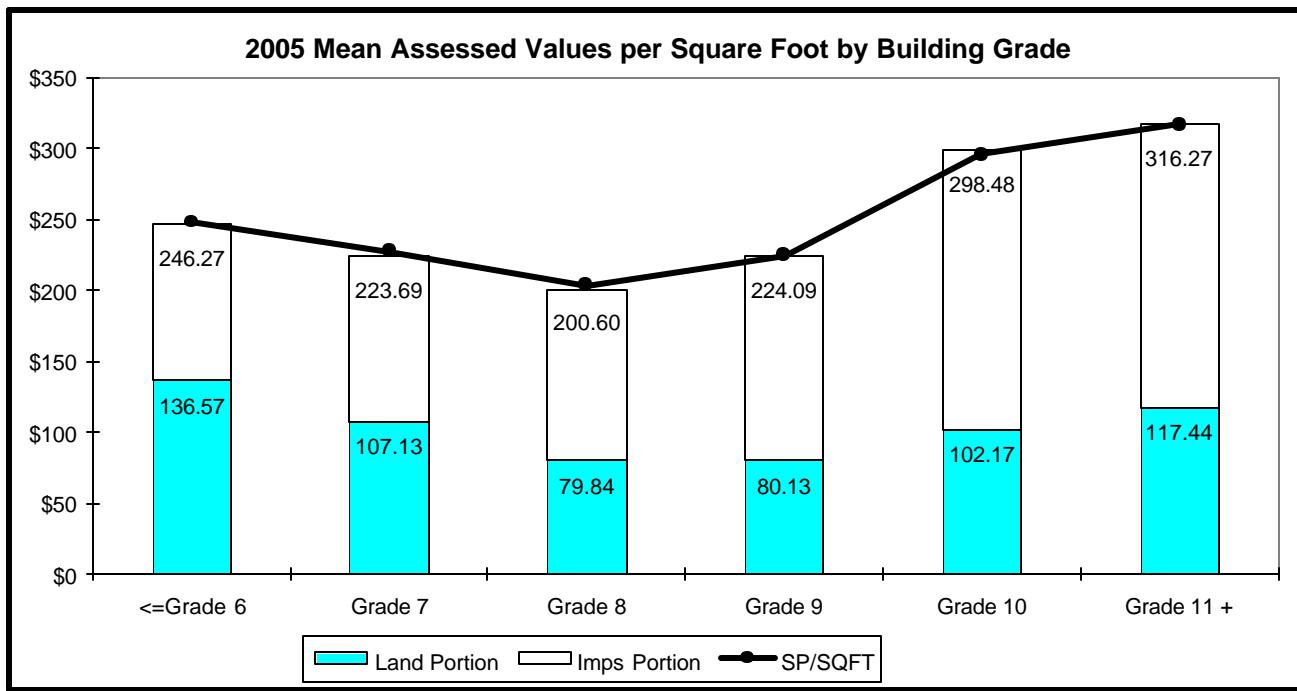
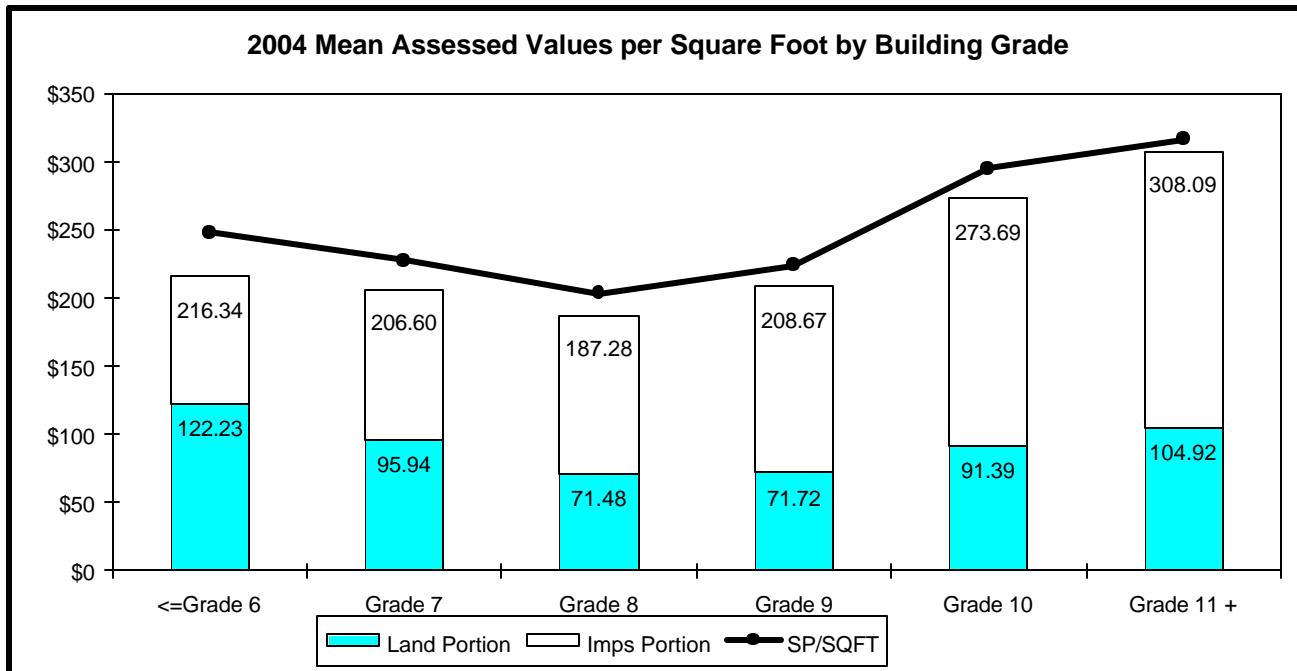
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**

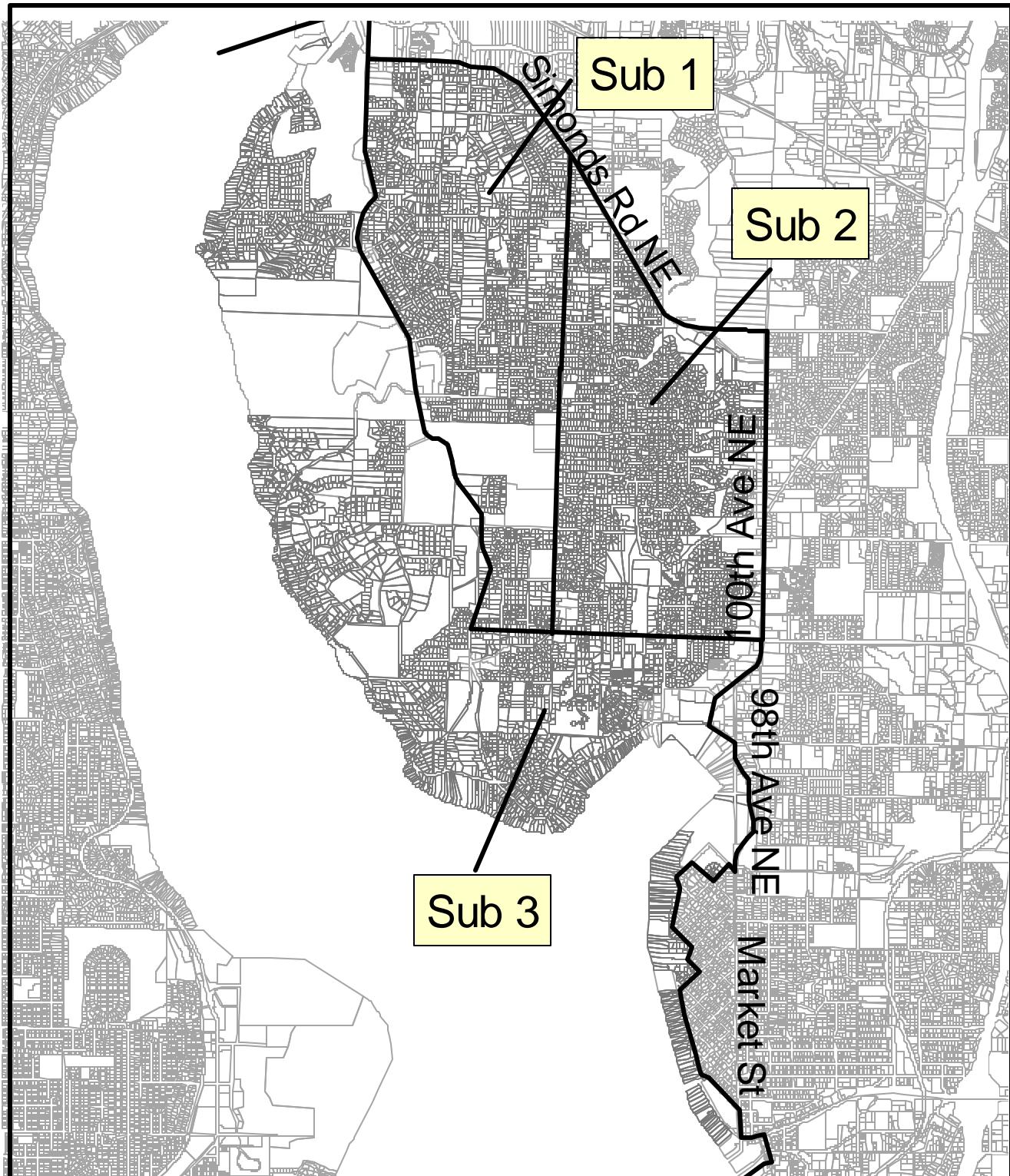


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, or fitness for a particular purpose. King County shall not be liable for any general, special, direct, incidental, or consequential damages, including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: JS_Plan.dwg not yet saved



April 7, 2005

0 1 0 0.1 0.2 0.3 0.4 Miles



King County

Department of Assessments

Area 37

Subarea

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on 41 usable land sales available in the area, a separate analysis was done and an overall land adjustment was derived. The land adjustment is 12% and when applied to the total population, the result is an overall increase of 11.7% in land assessments in the area for the 2005 Assessment Year. The formula is:

$$\text{2005 Land Value} = \text{2004 Land Value} \times 1.12, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1045 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties in Subarea 1 and 2, in the plats Inglemoor Highlands (Major 357480), Patricia Park Addition (Major 667550), two story homes, homes built in

Improved Parcel Update (continued)

2003 or 2004, and grades higher than 10, were at a higher assessment level than others and the formula adjusts them up less than other parcels.

Properties in Rainberry Park (Major 712000) were at a higher assessment level than others and the formula adjusts them downward. Properties in the Waterfront Addition to Kirkland (Major 919410), properties with homes older than 1951, and waterfront properties were at a lower assessment level than others and the formula adjusts them upward more than others. The formula adjusts for these differences thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / .9046147 + .01946158 (if in Subarea 1 or 2) + .06984032 (if Major is 667550) - .06581715 (if Major is 919410) + .05304815 (if Major is 357480) + .1668709 (if Major is 712000) - .0467419 (if Waterfront > 0) - .06679576 (if YrBlt/Ren < 1951) + .0491271 (if YrBlt/Ren = 2003 or 2004) + .02012059 (if Stories = 2) + .05733416 (if Grade > 10)

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the total % Change indicated by the sales sample is used to arrive at new total value. (2004 Total Roll Value * 1.072) - (2005 Land Value) = 2005 Improvement value.
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the total % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Total Roll Value * 1.072) - (2005 Land Value) = 2005 Improvement value.
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the total % Change indicated by the sales sample. The resulting total value is calculated as follows:

(2004 Total Roll Value * 1.072) - (2005 Land Value) = 2005 Improvement value, with results rounded down to the next \$1,000

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 37 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)	
	10.54%
Subarea 1 & 2	Yes
% Adjustment	-2.33%
Inglemoor Highlands, Major 357480	Yes
% Adjustment	-6.12%
Patricia Park Addn, Major 667550	Yes
% Adjustment	-7.92%
Rainberry Park, Major 712000	Yes
% Adjustment	-17.22%
YrBuilt/Ren = 2003 or 2004	Yes
% Adjustment	-5.69%
Grade > 10	Yes
% Adjustment	-6.59%
Two Story	Yes
% Adjustment	-2.41%
WF Addn to Kirkland (no waterfront parcels), Major 919410	Yes
% Adjustment	8.67%
YrBuilt/Ren < 1951 (WF excluded)	Yes
% Adjustment	8.81%
Waterfront	Yes
% Adjustment	6.02%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a waterfront parcel would approximately receive a 16.56% upward adjustment (10.54% + 6.02%). There are 26 waterfront sales and 319 waterfront parcels. Waterfront homes built prior to 1951 are excluded from the age adjustment of 8.81%.

A parcel with an improvement built or renovated prior to 1951 would approximately receive a 19.35% upward adjustment (10.54% + 8.81%). There are 37 sales in this category and a population of 423 parcels.

A parcel with Major 919410 (WF Addition to Kirkland) would approximately receive a 19.21% increase (10.54% + 8.67%). There are 14 sales in this plat and 71 parcels (no waterfront parcels). 7 homes in this plat built/renovated prior to 1951 are excluded from the age adjustment of 8.81%.

62% of the population of 1 to 3 family residences are adjusted by the overall alone and/or with the overall and the Subarea 1 and 2 adjustment. Of the remaining 38%, 30% are adjusted less and 8% are adjusted more than the overall.

Area 37 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
667550	Patricia Park Add'n	12	64	19%	NW 19-26-5	2	6 thru 8	1950 thru 2002	NE 142 nd St & 84 th Av NE
712000	Rainberry Park	8	22	36%	SE 13-26-4	1	7	1989 thru 1990	NE 150 th St & 78 nd Ave NE
357480	Inglemoor Highlands	26	206	13%	NW 19-26-5	2	7 thru 8	1977 thru 1989	NE 143 rd St & 91 st Ave NE
919410	Water Front Add'n to Kirkland (no WF parcels)	14	71	20%	SW 30-26-5	3	7 thru 9	1992 thru 2004	NE 120 th St & 92 nd Ave NE

Area 37 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<6	2	0.947	1.115	17.8%	-0.081	2.311
6	19	0.881	0.999	13.5%	0.928	1.070
7	526	0.907	0.982	8.3%	0.972	0.991
8	338	0.927	0.988	6.5%	0.977	0.999
9	99	0.933	0.998	6.9%	0.977	1.019
10	34	0.923	1.004	8.8%	0.968	1.040
11	18	0.987	1.000	1.3%	0.960	1.041
12	9	0.946	0.991	4.7%	0.922	1.059
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1900-1950	37	0.820	0.970	18.2%	0.920	1.019
1951-1960	86	0.892	0.982	10.1%	0.957	1.007
1961-1970	223	0.902	0.980	8.6%	0.965	0.994
1971-1980	263	0.911	0.987	8.4%	0.974	1.001
1981-1990	141	0.931	0.989	6.3%	0.972	1.007
1991-2000	146	0.934	0.998	6.9%	0.982	1.014
>2000	149	0.974	0.997	2.4%	0.985	1.009
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Fair	2	0.924	0.998	8.0%	-1.347	3.343
Average	864	0.932	0.990	6.3%	0.984	0.997
Good	158	0.902	0.997	10.4%	0.978	1.016
Very Good	21	0.804	0.923	14.9%	0.852	0.995
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1	622	0.905	0.986	9.0%	0.977	0.995
1.5	31	0.850	0.959	12.8%	0.911	1.007
2	392	0.945	0.993	5.1%	0.984	1.002

Area 37 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<800	5	0.915	1.022	11.8%	0.843	1.201
801-1000	77	0.906	0.987	8.9%	0.962	1.011
1001-1500	417	0.908	0.985	8.4%	0.974	0.995
1501-2000	217	0.900	0.981	9.0%	0.966	0.996
2001-2500	169	0.945	1.012	7.0%	0.996	1.027
2501-3000	111	0.945	0.984	4.1%	0.969	0.999
3001-4000	41	0.948	0.982	3.7%	0.954	1.011
>4000	8	0.933	0.986	5.7%	0.919	1.054
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	891	0.930	0.990	6.5%	0.984	0.997
Y	154	0.903	0.985	9.1%	0.964	1.006
WF Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	1019	0.926	0.988	6.7%	0.982	0.995
Y	26	0.877	0.994	13.3%	0.940	1.048
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
1	342	0.937	0.998	6.5%	0.987	1.008
2	419	0.936	0.986	5.3%	0.977	0.995
3	284	0.901	0.985	9.3%	0.970	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
<3000	5	0.872	0.921	5.6%	0.862	0.979
3000-5000	72	0.950	0.972	2.3%	0.953	0.990
5001-8000	373	0.941	1.001	6.3%	0.991	1.010
8001-12000	401	0.911	0.982	7.9%	0.971	0.993
12001-16000	100	0.909	0.992	9.1%	0.967	1.018
16001-30000	79	0.909	0.985	8.4%	0.960	1.011
>30000	15	0.892	0.991	11.2%	0.931	1.052

Area 37 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2005 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

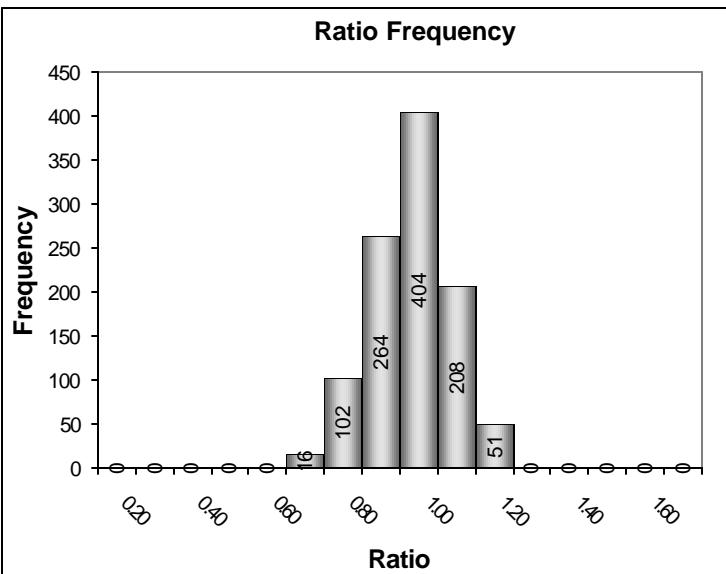
It is difficult to draw valid conclusions when the sales count is low.

Age	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
YrBlt/Ren < 1951	37	0.820	0.970	18.2%	0.920	1.019
YrBlt/Ren = 2003 or 2004	110	0.992	0.997	0.5%	0.985	1.009
Grade>10 Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
N	1016	0.918	0.988	7.6%	0.981	0.994
Y	29	0.969	0.998	3.0%	0.964	1.031
Plats	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L..	2005 Upper 95% C.L.
Inglemoor Highlands (Major 357480)	26	0.973	0.991	1.9%	0.954	1.029
Patricia Park Add'n (Major 667550)	12	1.013	0.991	-2.1%	0.929	1.054
Rainberry Park (Major 712000)	8	1.110	0.998	-10.1%	0.964	1.033
WF Addn to Kirkland - no waterfront properties (Major 919410)	14	0.851	0.990	16.3%	0.927	1.053

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2004	Date of Report: 4/28/2005	Sales Dates: 1/2002 - 12/2003
Area 37	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1045		
Mean Assessed Value	354,000		
Mean Sales Price	383,900		
Standard Deviation AV	207,903		
Standard Deviation SP	231,381		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.932		
Median Ratio	0.939		
Weighted Mean Ratio	0.922		
UNIFORMITY			
Lowest ratio	0.630		
Highest ratio:	1.197		
Coefficient of Dispersion	8.86%		
Standard Deviation	0.104		
Coefficient of Variation	11.14%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.930		
<i>Upper limit</i>	0.946		
95% Confidence: Mean			
<i>Lower limit</i>	0.926		
<i>Upper limit</i>	0.939		
SAMPLE SIZE EVALUATION			
N (population size)	8060		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.104		
Recommended minimum:	17		
Actual sample size:	1045		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	497		
# ratios above mean:	548		
<i>Z:</i>	1.578		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



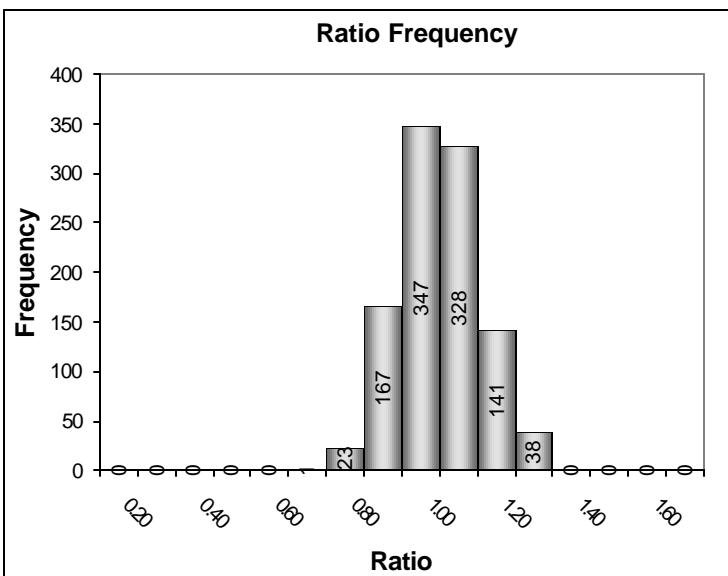
COMMENTS:

1 to 3 Unit Residences throughout area 37.

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team - 2	Lien Date: 01/01/2005	Date of Report: 4/28/2005	Sales Dates: 1/2003 - 12/2004
Area 37	Appr ID: tkru	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 1045			
Mean Assessed Value	379,500		
Mean Sales Price	383,900		
Standard Deviation AV	225,730		
Standard Deviation SP	231,381		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.996		
Weighted Mean Ratio	0.989		
UNIFORMITY			
Lowest ratio	0.690		
Highest ratio:	1.272		
Coefficient of Dispersion	8.40%		
Standard Deviation	0.105		
Coefficient of Variation	10.57%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.004		
95% Confidence: Mean			
<i>Lower limit</i>	0.992		
<i>Upper limit</i>	1.005		
SAMPLE SIZE EVALUATION			
N (population size)	8060		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.105		
Recommended minimum:	18		
Actual sample size:	1045		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	531		
# ratios above mean:	514		
<i>Z:</i>	0.526		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 37.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	563450	0170	4/23/2004	185000	950	0	5	1932	3	11835	N	N	7727 NE 167TH ST
1	364910	0017	1/27/2003	205000	810	0	6	1946	4	13600	N	N	15372 JUANITA DR NE
1	242604	9048	11/29/2004	241000	810	0	6	1941	4	8276	N	N	8005 NE 143RD ST
1	563150	0116	7/23/2004	192000	850	0	6	1947	4	7700	N	N	15404 81ST AV NE
1	563150	0905	11/1/2004	390000	920	0	6	1959	5	30100	N	N	8183 NE 165TH ST
1	563450	0171	7/28/2004	230000	960	0	6	2000	3	10720	N	N	7803 NE 167TH ST
1	364910	0285	7/30/2004	335000	1110	0	6	1925	4	30000	N	N	15051 75TH AV NE
1	563450	0115	10/19/2004	350000	1280	0	6	1938	3	47044	N	N	16506 74TH AV NE
1	563150	0915	8/17/2004	265000	1330	0	6	1930	3	8674	N	N	8157 NE 165TH ST
1	364910	0022	10/6/2004	264950	1490	0	6	1947	3	11250	N	N	15364 JUANITA DR NE
1	563150	0865	8/4/2003	277450	1640	0	6	1937	4	64904	N	N	16315 76TH AV NE
1	563150	0210	4/30/2004	254400	1650	0	6	1952	4	11700	N	N	14714 81ST AV NE
1	563450	0892	3/25/2003	274000	1860	0	6	1986	3	17870	N	N	16522 69TH PL NE
1	364910	0234	12/4/2003	219000	770	0	7	1950	3	9032	N	N	7305 NE 155TH ST
1	321120	0130	6/5/2003	234900	790	190	7	1973	3	7210	N	N	14224 76TH PL NE
1	795480	0140	11/11/2003	245500	820	800	7	1969	3	7980	N	N	14210 79TH AV NE
1	321120	0290	3/19/2003	209000	900	0	7	1972	3	7500	N	N	7725 NE 143RD ST
1	769630	0230	7/22/2003	201000	910	0	7	1974	3	8851	N	N	14219 81ST AV NE
1	321120	0520	6/24/2003	224000	910	0	7	1972	3	7700	N	N	7717 NE 142ND PL
1	321121	0070	5/26/2004	225000	910	0	7	1971	4	7100	N	N	7827 NE 145TH ST
1	769630	0110	3/15/2004	223000	930	0	7	1975	3	7169	N	N	14231 82ND AV NE
1	321120	0050	3/25/2003	220000	940	340	7	1969	3	7210	N	N	14227 77TH AV NE
1	321120	0040	6/11/2003	255000	940	500	7	1969	3	7210	N	N	14235 77TH AV NE
1	379000	0140	7/8/2003	214900	940	0	7	1967	3	8030	N	N	8234 NE 143RD PL
1	379000	0020	9/28/2004	225000	940	0	7	1966	3	7695	N	N	8241 NE 143RD PL
1	856870	0015	8/19/2004	252000	960	500	7	1958	3	9998	N	N	15810 74TH AV NE
1	770850	0070	12/22/2003	210000	960	0	7	1969	3	7865	N	N	8020 NE 141ST PL
1	358110	0160	11/11/2003	232000	970	970	7	1967	3	7700	N	N	14144 83RD PL NE
1	358110	0100	5/5/2004	253500	970	740	7	1966	3	7242	N	N	8218 NE 142ND ST
1	358110	0230	2/13/2004	222500	980	0	7	1967	4	8487	N	N	14105 83RD PL NE
1	358110	0170	7/7/2004	249950	980	0	7	1967	3	7700	N	N	14138 83RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	358110	0340	7/26/2004	245000	980	0	7	1966	4	7296	N	N	14142 82ND PL NE
1	358110	0310	2/18/2003	217500	980	0	7	1967	4	7200	N	N	14145 83RD PL NE
1	358110	0330	11/17/2003	226000	980	0	7	1967	4	7296	N	N	8227 NE 142ND ST
1	769630	0280	3/12/2004	241000	990	0	7	1972	4	7420	N	N	8000 NE 142ND PL
1	563150	1037	6/23/2003	192000	1000	0	7	1959	3	9450	N	N	15516 81ST AV NE
1	563150	0451	5/29/2003	263000	1000	900	7	1959	4	9604	N	N	7805 NE 155TH PL
1	856870	0050	11/24/2004	299000	1010	700	7	1959	3	26983	N	N	15816 75TH AV NE
1	242604	9156	3/18/2003	232950	1010	0	7	1989	3	7223	N	N	8116 NE 143RD ST
1	376800	0290	7/23/2004	259900	1010	0	7	1967	3	7680	N	N	8204 NE 144TH ST
1	418980	0070	8/25/2003	227500	1010	0	7	1967	4	9740	N	N	8321 NE 148TH PL
1	563150	1026	5/13/2004	190000	1030	0	7	1955	4	7200	N	N	15515 84TH AV NE
1	563450	0353	6/10/2004	225000	1030	0	7	1960	3	9775	N	N	8176 NE 165TH ST
1	357980	0235	11/8/2004	288000	1040	1040	7	1961	3	9430	N	N	7431 NE 145TH PL
1	563150	0035	4/15/2003	214000	1050	710	7	1953	3	20000	N	N	15207 84TH AV NE
1	357980	0240	7/19/2004	305000	1050	900	7	1962	3	8970	N	N	7425 NE 145TH PL
1	176160	0180	10/6/2004	245950	1060	0	7	1970	3	7194	N	N	14230 82ND AV NE
1	856870	0030	6/15/2004	254950	1060	0	7	1958	3	9998	N	N	15811 75TH AV NE
1	856870	0035	2/20/2003	214000	1060	0	7	1958	3	11555	N	N	15817 75TH AV NE
1	563450	0290	9/13/2004	303000	1070	560	7	1939	3	7859	N	N	16716 79TH PL NE
1	804560	0150	4/8/2003	241000	1080	720	7	1979	3	8050	N	N	15220 72ND AV NE
1	563450	0179	4/27/2004	280000	1080	750	7	1967	3	13739	N	N	16561 79TH PL NE
1	135730	0040	3/10/2004	269000	1080	320	7	1977	4	7153	N	N	7834 NE 145TH ST
1	563150	0815	3/7/2003	270000	1090	320	7	1983	3	11519	N	N	15840 74TH AV NE
1	563150	1025	2/24/2004	224500	1090	410	7	1963	3	9870	N	N	8172 NE 155TH ST
1	795480	0130	11/3/2003	215000	1100	0	7	1970	3	7980	N	N	14216 79TH AV NE
1	563150	0621	12/2/2003	272000	1100	0	7	1959	3	9710	N	N	15718 76TH PL NE
1	357980	0380	7/22/2003	240000	1100	570	7	1961	3	7956	N	N	7481 NE 146TH ST
1	176160	0050	6/11/2003	261000	1100	0	7	1969	4	9165	N	N	8310 NE 143RD ST
1	176160	0030	4/24/2003	287500	1100	580	7	1969	3	8460	N	N	8324 NE 143RD ST
1	376330	0065	12/14/2004	285000	1120	0	7	1959	4	9790	N	N	12804 81ST AV NE
1	376330	0065	10/14/2003	229000	1120	0	7	1959	4	9790	N	N	12804 81ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	364910	0281	8/13/2004	247000	1120	0	7	1968	3	10800	N	N	15057 75TH AV NE
1	379000	0160	1/31/2003	215000	1120	0	7	1967	3	5850	N	N	8242 NE 143RD PL
1	563150	0157	8/26/2003	234950	1120	0	7	1961	3	9938	N	N	8303 NE 147TH PL
1	563150	0838	1/28/2003	234000	1130	0	7	1972	3	9840	N	N	7419 NE 158TH ST
1	376800	0410	7/22/2003	240000	1130	530	7	1967	3	9090	N	N	8253 NE 145TH ST
1	117270	0170	9/11/2003	255000	1140	510	7	1992	3	9059	N	N	16103 82ND PL NE
1	357980	0295	3/27/2003	247000	1140	410	7	1959	3	9500	N	N	7313 NE 145TH PL
1	357980	0245	6/19/2003	271000	1140	1100	7	1962	4	8775	N	N	7419 NE 145TH PL
1	659950	0240	3/16/2004	264000	1150	520	7	1975	3	7200	N	N	14102 77TH AV NE
1	769630	0260	3/16/2004	217000	1150	0	7	1974	3	7420	N	N	14203 81ST AV NE
1	769630	0220	6/27/2003	220000	1150	0	7	1974	3	7200	N	N	14223 81ST AV NE
1	327573	0040	10/29/2004	300000	1150	290	7	1974	3	8162	N	N	7922 NE 131ST ST
1	242604	9163	10/6/2003	258000	1160	390	7	1989	3	8112	N	N	14409 82ND AV NE
1	357980	0455	4/29/2003	290000	1160	450	7	1962	3	9600	N	N	7322 NE 143RD ST
1	357980	0185	10/8/2004	310000	1160	900	7	1962	4	13600	N	N	7402 NE 145TH ST
1	357980	0165	8/23/2004	279899	1160	540	7	1958	3	9240	N	N	7433 NE 145TH ST
1	358110	0130	4/15/2003	217900	1160	0	7	1967	3	7446	N	N	8240 NE 142ND ST
1	327573	0190	6/24/2004	299950	1170	800	7	1973	3	8850	N	N	7912 NE 130TH ST
1	770850	0100	7/7/2003	220500	1180	0	7	1969	3	7455	N	N	14130 80TH AV NE
1	770850	0010	9/22/2003	216000	1180	0	7	1969	4	8100	N	N	8024 NE 141ST ST
1	563150	0217	5/17/2004	245000	1180	0	7	1986	3	10044	N	N	8128 NE 147TH PL
1	563150	1165	8/13/2004	263000	1180	290	7	1968	3	8540	N	N	8141 NE 165TH ST
1	111270	0070	9/23/2003	289000	1190	580	7	1979	3	10000	N	N	14123 81ST PL NE
1	357970	0100	2/25/2003	224800	1190	360	7	1962	3	10750	N	N	14323 73RD AV NE
1	357980	0075	6/22/2004	276500	1190	660	7	1962	4	10800	N	N	14428 75TH AV NE
1	357980	0405	6/14/2003	261000	1190	1110	7	1961	3	10880	N	N	7414 NE 145TH PL
1	357980	0010	7/8/2004	289000	1190	840	7	1962	3	14400	N	N	7454 NE 146TH ST
1	135790	0050	4/20/2004	324000	1190	340	7	1996	3	5002	N	N	8228 NE 125TH CT
1	254083	0050	9/26/2003	282555	1200	420	7	1986	3	7080	N	N	14001 82ND PL NE
1	321120	0470	4/23/2004	239900	1200	0	7	1971	3	9800	N	N	14215 79TH AV NE
1	364910	0261	10/11/2004	284950	1200	960	7	1959	3	10800	N	N	15405 75TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	132604	9148	7/22/2003	286500	1200	850	7	1957	3	10000	N	N	15525 74TH AV NE
1	639600	0315	12/2/2003	374950	1200	360	7	1994	3	5729	N	N	8003 NE 125TH ST
1	254083	0130	12/8/2004	351100	1200	420	7	1986	4	7806	N	N	8212 NE 140TH PL
1	639600	0250	5/28/2004	306950	1210	380	7	1993	3	5747	N	N	8135 NE 125TH ST
1	376330	0010	2/12/2003	254900	1220	740	7	1959	4	9900	N	N	12823 81ST AV NE
1	242604	9160	4/25/2003	250950	1220	0	7	1989	3	8274	N	N	14411 82ND AV NE
1	364910	0320	7/23/2003	234500	1220	0	7	1950	5	10000	N	N	7505 NE 155TH ST
1	364910	0264	7/21/2003	293500	1230	510	7	1989	3	18000	N	N	15339 75TH AV NE
1	895050	0150	12/14/2004	319500	1240	570	7	1981	3	12676	N	N	15948 82ND PL NE
1	117270	0160	8/25/2004	265800	1240	0	7	1992	3	7480	N	N	16104 81ST PL NE
1	894630	0010	3/7/2003	235000	1240	0	7	1952	3	8791	N	N	16607 72ND AV NE
1	769630	0330	11/5/2004	283930	1240	0	7	1974	3	7811	N	N	8101 NE 142ND PL
1	117270	0120	6/28/2004	254950	1240	0	7	1992	3	5390	N	N	8129 NE 161ST PL
1	321120	0110	9/8/2003	215000	1250	0	7	1970	3	7210	N	N	14210 76TH PL NE
1	176160	0170	3/23/2004	239000	1250	0	7	1969	3	7194	N	N	14222 82ND AV NE
1	242604	9112	6/26/2003	234000	1250	370	7	1963	4	15681	N	N	7840 NE 141ST ST
1	563150	0277	5/19/2004	247000	1250	0	7	1986	3	10300	N	N	8011 NE 147TH ST
1	357980	0260	12/1/2004	298500	1260	700	7	1959	3	9801	N	N	7403 NE 145TH PL
1	563150	0197	10/28/2003	276500	1260	750	7	1977	3	8874	N	N	8122 NE 145TH PL
1	327574	0010	12/24/2003	300000	1270	440	7	1977	3	11340	N	N	12933 79TH PL NE
1	357980	0300	7/6/2004	272000	1270	500	7	1959	4	9240	N	N	7305 NE 145TH PL
1	563150	0457	3/1/2004	232000	1270	0	7	1958	4	14740	N	N	7837 NE 155TH PL
1	563150	0364	10/13/2003	252167	1270	0	7	1955	4	15000	N	N	8021 NE 155TH ST
1	135730	0230	11/18/2004	300000	1280	470	7	1977	4	7192	N	N	14512 78TH AV NE
1	321121	0110	11/22/2004	334500	1290	0	7	1972	4	6085	N	N	14414 79TH PL NE
1	364910	0315	7/27/2004	315000	1290	300	7	1973	3	9984	N	N	14811 75TH AV NE
1	381980	0400	12/1/2004	240000	1290	0	7	1986	4	10800	N	N	7803 NE 140TH PL
1	515620	0020	10/21/2004	299785	1300	0	7	1959	3	10000	N	N	6827 NE 149TH ST
1	562840	0080	2/24/2003	260000	1300	500	7	1959	3	9800	N	N	7217 NE 153RD ST
1	358090	0030	7/1/2004	254000	1310	0	7	1962	4	8045	N	N	14225 75TH AV NE
1	364910	0129	3/19/2003	240000	1310	0	7	1987	3	8995	N	N	15211 71ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	242604	9098	3/13/2003	299950	1310	650	7	1961	4	18730	N	N	7718 NE 143RD ST
1	321120	0490	3/15/2004	219000	1310	0	7	1973	3	7700	N	N	7811 NE 142ND PL
1	254083	0120	9/16/2003	261000	1310	320	7	1986	3	7476	N	N	8218 NE 140TH PL
1	376800	0130	9/4/2003	226000	1320	0	7	1967	3	8560	N	N	14434 83RD PL NE
1	563450	0254	8/27/2004	249750	1320	0	7	1969	3	9631	N	N	16715 79TH PL NE
1	563450	0195	7/26/2003	258000	1320	0	7	1975	3	14442	N	N	7812 NE 165TH ST
1	376330	0040	1/21/2003	235950	1330	0	7	1956	3	9900	N	N	12846 81ST AV NE
1	563450	0311	8/19/2004	244000	1330	0	7	1957	3	11215	N	N	16544 79TH PL NE
1	712000	0010	2/27/2003	237000	1340	0	7	1990	3	4806	N	N	14910 78TH AV NE
1	712000	0210	11/14/2003	225000	1340	0	7	1989	3	5995	N	N	14915 81ST AV NE
1	563450	0071	10/4/2004	240000	1340	510	7	1968	3	11484	N	N	7235 NE 170TH ST
1	712000	0110	8/16/2004	233000	1340	0	7	1990	3	4888	N	N	7921 NE 150TH ST
1	712000	0110	8/28/2003	220000	1340	0	7	1990	3	4888	N	N	7921 NE 150TH ST
1	712000	0120	9/7/2004	220000	1340	0	7	1990	3	5175	N	N	7923 NE 150TH ST
1	712000	0170	3/18/2004	228000	1340	0	7	1990	3	5199	N	N	8021 NE 150TH ST
1	515620	0010	3/9/2004	250000	1350	0	7	1959	3	10000	N	N	6811 NE 149TH ST
1	384070	0205	8/20/2004	216000	1350	0	7	1979	3	9450	N	N	7915 NE 132ND ST
1	563150	1275	1/16/2003	365000	1360	590	7	1991	3	115893	N	N	15915 81ST PL NE
1	176160	0020	8/10/2004	284900	1360	0	7	1969	2	9870	N	N	8330 NE 143RD ST
1	563450	0065	12/29/2004	325000	1380	1100	7	1949	4	18264	N	N	16723 74TH AV NE
1	563450	0037	9/20/2004	295000	1380	780	7	1979	3	12375	N	N	7221 NE 165TH CT
1	563150	0530	7/27/2003	397500	1390	980	7	1992	3	111513	N	N	14911 78TH AV NE
1	895050	0190	9/3/2003	291900	1390	200	7	1961	3	9088	N	N	15918 82ND PL NE
1	563450	0035	10/1/2003	237000	1390	780	7	1979	3	11775	N	N	7209 NE 165TH CT
1	804560	0060	2/17/2004	295000	1390	580	7	1979	3	8787	N	N	7219 NE 152ND PL
1	364910	0246	3/5/2003	215000	1400	0	7	1960	3	10800	N	N	7325 NE 155TH ST
1	563450	0151	4/27/2004	239000	1400	0	7	1955	3	10714	N	N	7605 NE 167TH ST
1	327574	0130	9/16/2004	385000	1400	860	7	1977	3	6580	N	N	7925 NE 129TH ST
1	795480	0100	1/28/2003	204950	1420	0	7	1970	3	7980	N	N	14234 79TH AV NE
1	769630	0130	2/11/2004	228000	1420	0	7	1972	4	7728	N	N	8118 NE 142ND PL
1	242604	9059	8/18/2003	256500	1440	0	7	1978	3	7840	N	N	7706 NE 143RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	712000	0050	8/8/2003	232500	1440	0	7	1990	3	5498	N	N	7819 NE 150TH ST
1	358110	0290	11/1/2003	239900	1450	0	7	1967	3	7425	N	N	14129 83RD PL NE
1	364910	0131	6/21/2004	305000	1460	0	7	1987	3	9994	N	N	15226 71ST PL NE
1	563450	0074	8/4/2004	267800	1460	0	7	1955	3	11484	N	N	7245 NE 170TH ST
1	639600	0180	6/10/2004	399618	1460	990	7	1994	3	5475	N	N	8016 NE 125TH ST
1	895050	0070	12/6/2004	303100	1470	0	7	1981	3	10360	N	N	15927 82ND PL NE
1	381980	0440	4/7/2003	220000	1470	0	7	1986	4	10800	N	N	7635 NE 140TH PL
1	132604	9130	10/20/2003	415000	1480	800	7	1961	3	48788	N	N	15605 72ND AV NE
1	563150	1067	10/27/2004	340000	1480	700	7	1963	3	13275	N	N	8116 NE 157TH ST
1	364910	0220	8/7/2003	286000	1490	0	7	1994	3	10000	N	N	15326 72ND AV NE
1	242604	9131	12/6/2004	296800	1510	0	7	1977	4	7405	N	N	14238 80TH AV NE
1	358100	0200	7/14/2004	255000	1510	0	7	1963	4	7210	N	N	7354 NE 140TH ST
1	563450	0163	5/20/2004	308000	1510	0	7	1983	3	12320	N	N	7709 NE 167TH ST
1	562830	0070	1/14/2004	248000	1520	0	7	1959	3	9600	N	N	7415 NE 156TH ST
1	712000	0030	3/21/2003	246500	1540	0	7	1990	3	6829	N	N	7807 NE 150TH ST
1	321120	0480	9/17/2003	214950	1540	0	7	1971	3	7700	N	N	7817 NE 142ND PL
1	639600	0012	4/15/2003	327500	1551	0	7	1996	3	5748	N	N	12529 80TH PL NE
1	327573	0130	9/22/2003	270000	1560	0	7	1974	3	7600	N	N	12939 79TH PL NE
1	364910	0267	7/29/2004	289950	1560	0	7	1987	3	9000	N	N	15331 75TH AV NE
1	563450	0033	4/14/2004	295000	1560	500	7	1979	3	10741	N	N	7222 NE 165TH CT
1	563150	0374	3/19/2004	287500	1560	0	7	1996	3	7500	N	N	8029 NE 153RD PL
1	563150	0756	12/18/2003	248000	1570	570	7	1961	3	23950	N	N	15725 76TH PL NE
1	242604	9186	8/11/2003	339500	1580	990	7	2003	3	6416	N	N	10508 NE 137TH PL
1	242604	9187	10/2/2003	359950	1580	990	7	2003	3	10470	N	N	8010 NE 143RD ST
1	242604	9185	8/11/2003	334950	1580	990	7	2003	3	4511	N	N	8014 NE 143RD ST
1	242604	9041	10/22/2003	344950	1580	990	7	2003	3	6448	N	N	8016 NE 143RD ST
1	563150	0230	7/26/2004	330000	1590	1200	7	1960	4	11183	N	N	14904 81ST AV NE
1	357980	0160	6/23/2004	240000	1590	0	7	1959	3	8600	N	N	7441 NE 145TH ST
1	563450	0176	6/8/2004	336000	1590	0	7	1986	3	19104	N	N	7811 NE 167TH ST
1	562830	0015	11/21/2003	256000	1640	0	7	1959	3	9750	N	N	7420 NE 156TH ST
1	364910	0057	7/10/2003	240000	1650	0	7	1954	4	13040	N	N	6840 NE 153RD PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	659950	0300	11/19/2004	376000	1700	480	7	1973	4	8400	N	N	14152 77TH AV NE
1	364910	0276	5/12/2004	254000	1710	0	7	1958	4	10800	N	N	15303 75TH AV NE
1	563450	0201	6/24/2004	310000	1720	350	7	1958	3	14000	N	N	16517 78TH PL NE
1	563150	1024	9/22/2004	338000	1720	0	7	1979	3	15000	N	N	8303 NE 156TH ST
1	327574	0200	3/24/2004	320000	1730	0	7	1977	3	6825	N	N	12916 79TH PL NE
1	563150	0158	3/31/2004	297900	1740	0	7	1961	4	9227	N	N	8309 NE 147TH PL
1	364910	0351	2/23/2004	291000	1750	0	7	1962	3	18969	N	N	15060 75TH AV NE
1	381980	0430	8/1/2003	220000	1750	0	7	1986	3	10800	N	N	7643 NE 140TH PL
1	135730	0030	10/23/2003	264150	1750	0	7	1977	3	7102	N	N	7840 NE 145TH ST
1	563150	0247	4/9/2004	329950	1770	620	7	1985	3	7755	N	N	8010 NE 149TH ST
1	384070	0056	8/29/2003	275000	1790	1260	7	1956	3	12600	N	N	8205 NE 132ND ST
1	563150	0053	5/10/2004	325000	1800	0	7	1987	3	12550	N	N	15101 84TH AV NE
1	135790	0060	10/14/2004	335000	1800	0	7	1996	3	5001	N	N	8230 NE 125TH CT
1	242604	9142	1/5/2004	345000	1870	0	7	1930	5	17424	N	N	8023 NE 141ST ST
1	563150	0425	6/20/2003	275000	1880	0	7	1967	5	19812	N	N	15110 78TH AV NE
1	639600	0190	6/5/2003	325000	1890	0	7	1994	3	5475	N	N	8022 NE 125TH ST
1	358210	0030	11/13/2003	310000	1920	0	7	1994	3	6014	N	N	7122 NE 165TH PL
1	563150	0582	9/15/2004	257000	1930	0	7	1955	3	18688	N	N	7804 NE 155TH PL
1	135790	0030	6/11/2003	326000	1934	0	7	1996	3	5003	N	N	8218 NE 125TH CT
1	639600	0021	9/16/2003	332500	1940	0	7	1995	3	5714	N	N	12517 80TH PL NE
1	376330	0030	9/30/2003	267500	1940	0	7	1961	4	9180	N	N	12859 81ST AV NE
1	051800	0020	11/19/2004	363800	1940	0	7	1961	4	10200	N	N	7727 NE 133RD PL
1	364910	0065	3/25/2004	379950	1950	360	7	1944	5	19800	N	N	6940 NE 153RD PL
1	357970	0072	3/25/2003	265000	1990	0	7	1997	3	9001	N	N	7052 NE 145TH ST
1	357980	0055	4/6/2004	297000	2020	0	7	1959	3	12975	N	N	14528 75TH AV NE
1	321121	0060	4/28/2004	299999	2020	0	7	1971	4	7100	N	N	7819 NE 145TH ST
1	135730	0200	12/12/2003	280000	2040	0	7	1977	4	6739	N	N	14513 78TH PL NE
1	563150	1105	3/12/2003	345000	2140	0	7	1989	3	25000	N	N	16004 81ST PL NE
1	364910	0342	1/28/2004	328800	2350	0	7	2001	3	4173	N	N	7510 NE 153RD ST
1	639600	0045	10/14/2004	397000	2460	0	7	1994	3	5280	N	N	8029 NE 126TH ST
1	358210	0010	5/14/2003	369000	2480	0	7	1990	3	10272	N	N	16525 72ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	384070	0751	4/21/2003	500000	3340	0	7	2000	3	9315	N	N	12454 JUANITA DR NE
1	254080	0240	11/3/2003	275000	1210	500	8	1978	4	8160	N	N	13311 79TH PL NE
1	381980	0070	7/12/2004	283000	1290	460	8	1969	3	10800	N	N	7809 NE 141ST ST
1	254080	0140	6/9/2004	305000	1290	700	8	1978	4	8132	N	N	7826 NE 135TH PL
1	660026	0030	6/24/2004	359900	1310	550	8	1980	3	9658	Y	N	7059 NE 161ST ST
1	384070	0484	8/11/2004	365000	1310	620	8	1978	3	12325	N	N	8214 NE 125TH PL
1	254080	0170	7/13/2003	270000	1320	590	8	1978	4	7920	N	N	13426 79TH PL NE
1	358270	0055	10/26/2004	276000	1320	1320	8	1961	3	9100	N	N	6817 NE 159TH ST
1	364910	0631	9/11/2003	275000	1330	580	8	1978	3	12000	N	N	14837 72ND PL NE
1	083700	0110	4/12/2004	292950	1370	510	8	1978	3	8260	N	N	14920 72ND PL NE
1	083700	0030	6/30/2004	280000	1390	430	8	1978	3	8625	N	N	7215 NE 149TH PL
1	254080	0120	2/24/2003	259950	1390	480	8	1977	4	6820	N	N	7814 NE 135TH PL
1	242604	9141	3/14/2003	236000	1390	0	8	1979	3	8712	N	N	8011 NE 141ST ST
1	025120	0360	10/16/2003	268000	1440	0	8	1980	4	7200	N	N	14048 80TH AV NE
1	364910	0613	7/29/2003	269000	1440	1030	8	1977	4	10890	N	N	7127 NE 147TH PL
1	753985	0100	5/12/2004	320000	1460	980	8	1977	3	6600	N	N	8119 NE 131ST ST
1	364910	0650	8/4/2003	310000	1490	740	8	1963	3	15000	N	N	14855 72ND PL NE
1	364910	0305	4/21/2003	233000	1500	0	8	1955	3	10880	N	N	15003 75TH AV NE
1	254080	0130	10/19/2004	299900	1510	530	8	1978	4	5850	N	N	7820 NE 135TH PL
1	357900	0220	3/1/2004	323850	1520	720	8	1983	3	11963	Y	N	7065 NE 163RD ST
1	242604	9170	2/20/2004	279950	1530	0	8	1992	3	7382	N	N	14433 82ND AV NE
1	357900	0560	5/26/2004	380000	1530	810	8	1986	3	13820	N	N	7020 NE 164TH ST
1	242604	9164	11/17/2003	296000	1570	0	8	1991	3	8361	N	N	14431 82ND AV NE
1	242604	9168	10/15/2003	255000	1570	0	8	1991	3	7200	N	N	8111 NE 145TH ST
1	083700	0090	1/24/2003	265000	1600	0	8	1989	3	7055	N	N	7204 NE 149TH PL
1	242604	9038	6/24/2003	275000	1620	0	8	1991	3	8154	N	N	14429 82ND AV NE
1	254080	0150	12/5/2003	305000	1630	700	8	1978	4	8686	N	N	13436 79TH PL NE
1	563150	1225	12/9/2004	429500	1640	1500	8	1991	3	33960	N	N	16217 81ST PL NE
1	358280	0010	6/19/2003	365000	1670	1400	8	1977	4	10025	N	N	7033 NE 155TH PL
1	357900	0070	5/20/2004	390000	1670	1190	8	1981	3	9135	N	N	7052 NE 161ST ST
1	753985	0050	3/15/2004	316000	1670	0	8	1977	3	6325	N	N	8116 NE 131ST ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	132604	9048	7/27/2004	443000	1700	200	8	1958	3	60113	N	N	7210 NE 162ND ST
1	083700	0160	11/18/2003	300000	1700	1350	8	1978	3	7125	N	N	7231 NE 150TH ST
1	556950	0007	4/22/2003	415000	1750	860	8	2000	3	15789	N	N	15833 76TH PL NE
1	083702	0150	11/11/2003	332000	1790	0	8	1989	3	6000	N	N	14906 73RD AV NE
1	025120	0330	6/26/2003	272000	1790	0	8	1980	4	7254	N	N	8018 NE 140TH PL
1	639600	0330	2/10/2003	325000	1802	0	8	1996	3	16700	N	N	7909 NE 125TH ST
1	357900	0580	7/7/2004	367200	1840	0	8	1987	3	7650	N	N	7004 NE 164TH ST
1	563150	0919	5/21/2004	332777	1850	0	8	1992	3	14647	N	N	8167 NE 165TH ST
1	025120	0180	7/3/2003	282000	1880	0	8	1979	4	7056	N	N	14009 81ST PL NE
1	563150	0184	8/25/2003	320000	1930	0	8	1998	3	6132	N	N	14509 82ND CT NE
1	639600	0353	9/5/2003	329500	1934	0	8	1997	3	5188	N	N	7835 NE 125TH ST
1	639600	0355	10/8/2004	400000	1934	0	8	1997	3	5154	N	N	7841 NE 125TH ST
1	358270	0060	1/17/2003	300000	1970	0	8	1998	3	8700	N	N	6825 NE 159TH ST
1	357820	0020	5/13/2003	290000	1990	0	8	1998	3	4739	N	N	7827 NE 148TH ST
1	563150	1070	9/15/2003	300000	2000	0	8	1984	3	11200	N	N	8103 NE 158TH ST
1	185320	0240	5/1/2003	353000	2010	0	8	1998	3	5203	N	N	8202 NE 124TH PL
1	563150	1137	10/26/2004	375000	2020	0	8	1999	3	7766	N	N	8140 NE 161ST PL
1	357820	0040	8/27/2003	307000	2030	0	8	1997	3	4026	N	N	7839 NE 148TH ST
1	730840	0010	12/18/2003	322950	2050	0	8	2002	3	4505	N	N	15504 73RD PL NE
1	242604	9045	3/24/2003	335500	2060	0	8	1997	3	5571	N	N	14438 81ST AV NE
1	563150	0346	1/2/2003	290000	2070	0	8	1986	3	37482	N	N	14826 78TH AV NE
1	242604	9180	1/15/2003	327500	2074	0	8	1997	3	4900	N	N	14426 81ST AV NE
1	753985	0170	7/1/2003	339950	2110	0	8	1976	3	7490	N	N	13008 81ST AV NE
1	563150	1303	2/20/2004	334000	2120	0	8	1997	3	9250	N	N	15629 81ST AV NE
1	381980	0550	6/24/2003	420000	2136	900	8	2001	3	10800	N	N	7720 NE 140TH ST
1	357900	0010	1/22/2003	295000	2150	0	8	1988	3	9266	N	N	16004 70TH AV NE
1	753985	0110	5/24/2004	295000	2150	0	8	1976	3	7700	N	N	8129 NE 131ST ST
1	730840	0070	4/6/2004	345000	2170	0	8	2002	3	4502	N	N	15511 73RD PL NE
1	358220	0170	7/14/2004	365000	2190	0	8	1989	3	8010	N	N	7121 NE 168TH ST
1	083701	0080	9/4/2003	320000	2190	0	8	1980	3	8008	N	N	7208 NE 148TH PL
1	753985	0140	8/6/2003	300000	2200	0	8	1977	3	5720	N	N	13009 82ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	083700	0050	6/3/2003	292430	2200	0	8	1978	3	9000	N	N	7225 NE 149TH PL
1	325948	0070	3/25/2004	389900	2230	0	8	2003	3	4161	N	N	8036 NE 131ST CT
1	730840	0080	3/10/2004	350950	2250	0	8	2003	3	4543	N	N	15505 73RD PL NE
1	132604	9154	2/3/2004	383000	2250	1650	8	1983	3	13025	Y	N	15800 71ST AV NE
1	563450	0927	3/30/2004	241400	2250	0	8	1973	3	11052	N	N	16926 70TH AV NE
1	357900	0440	9/27/2004	399800	2280	0	8	1987	3	8798	N	N	7001 NE 164TH ST
1	254080	0380	4/9/2003	250000	2300	0	8	1977	4	8840	N	N	13320 78TH PL NE
1	357900	0450	10/22/2004	390000	2310	0	8	1987	3	8816	N	N	7009 NE 164TH ST
1	325948	0110	4/27/2004	409900	2340	0	8	2004	3	3701	N	N	8022 NE 131ST CT
1	364910	0166	3/10/2004	399000	2350	0	8	2003	3	4638	N	N	7244 NE 150TH CT
1	364910	0166	6/30/2004	395000	2350	0	8	2003	3	4638	N	N	7244 NE 150TH CT
1	242604	9184	9/4/2003	369950	2370	0	8	1999	3	8515	N	N	14330 81ST CT NE
1	563150	0190	2/3/2003	381950	2370	0	8	2002	3	6923	N	N	14520 81ST CT NE
1	915990	0060	3/20/2003	389950	2400	0	8	2003	3	6387	N	N	6826 NE 161ST ST
1	563150	0868	10/16/2003	405000	2400	700	8	1996	3	15842	N	N	7410 NE 163RD ST
1	915990	0070	6/30/2003	389950	2420	0	8	2003	3	6128	N	N	6904 NE 161ST ST
1	113761	0010	6/13/2003	353000	2420	0	8	1995	3	5949	N	N	7804 NE 147TH ST
1	563450	0247	6/4/2003	405000	2470	0	8	2002	3	12052	N	N	7709 NE 170TH ST
1	325948	0120	1/23/2004	397500	2470	0	8	2002	3	3498	N	N	8016 NE 131ST CT
1	325948	0030	7/29/2004	410000	2520	0	8	2002	3	3843	N	N	8017 NE 131ST CT
1	364910	0330	11/25/2003	380000	2530	0	8	1999	3	29900	N	N	7531 NE 155TH ST
1	563150	0192	3/21/2003	383950	2550	0	8	2002	3	6677	N	N	14504 81ST CT NE
1	915990	0050	4/18/2003	387500	2590	0	8	2003	3	6110	N	N	6820 NE 161ST ST
1	364910	0167	1/12/2004	419000	2710	0	8	2003	3	6293	N	N	7246 NE 150TH ST
1	364910	0347	11/19/2003	368500	2720	0	8	2003	3	4500	N	N	7531 NE 153RD PL
1	364910	0348	8/19/2003	379900	2720	0	8	2003	3	5371	N	N	7533 NE 153RD PL
1	915990	0040	1/2/2003	394500	2860	0	8	2003	3	6738	N	N	6818 NE 161ST ST
1	364910	0345	4/25/2003	378600	2900	0	8	2003	3	5308	N	N	7523 NE 153RD PL
1	563150	0369	2/24/2004	390000	3290	0	8	1992	3	11446	N	N	8008 NE 153RD PL
1	083702	0050	3/24/2003	349900	1450	900	9	1991	3	7304	N	N	14933 73RD AV NE
1	357900	0300	8/4/2003	324950	1530	900	9	1988	3	9123	Y	N	7054 NE 163RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	185320	0180	7/24/2003	375000	1920	0	9	1998	3	7216	N	N	12433 83RD PL NE
1	427660	0050	6/19/2003	375000	2130	0	9	2000	3	5500	N	N	8025 NE 162ND CT
1	619050	0410	6/28/2004	390000	2220	0	9	1998	3	6693	N	N	7836 NE 150TH ST
1	132604	9163	5/24/2004	375000	2270	0	9	1991	3	18000	N	N	7229 NE 162ND ST
1	357900	0290	10/7/2004	368000	2280	0	9	1988	3	10447	Y	N	7060 NE 163RD ST
1	357900	0760	5/6/2003	350000	2320	0	9	1988	3	9612	N	N	16021 70TH AV NE
1	619050	0470	10/27/2004	405000	2380	0	9	1998	3	7216	N	N	7806 NE 150TH ST
1	364910	0674	10/20/2003	374950	2390	0	9	2003	3	7910	N	N	6837 NE 153RD PL
1	364910	0670	3/2/2004	379950	2400	0	9	2003	3	6688	N	N	6841 NE 153RD PL
1	364910	0672	7/16/2003	382000	2400	0	9	2003	3	5866	N	N	6845 NE 153RD PL
1	729770	0040	6/10/2003	400000	2400	1350	9	1999	3	14881	Y	N	7200 NE 158TH ST
1	563150	0254	9/24/2003	385000	2403	0	9	1999	3	6172	N	N	8012 NE 148TH LN
1	147233	0110	6/17/2004	412950	2440	0	9	2004	3	4500	N	N	7110 NE 167TH ST
1	147233	0080	11/12/2004	424950	2440	0	9	2004	3	4678	N	N	7118 NE 167TH ST
1	147233	0030	5/21/2004	428950	2460	0	9	2004	3	6413	N	N	7124 NE 167TH ST
1	619050	0430	7/30/2003	369000	2480	0	9	1998	3	7690	N	N	7826 NE 150TH ST
1	384070	0488	9/9/2004	498000	2570	0	9	2000	3	7540	N	N	8308 NE 125TH PL
1	364910	0676	7/1/2003	396950	2590	0	9	2003	3	7910	N	N	6731 NE 153RD PL
1	147233	0040	5/6/2004	432950	2650	0	9	2004	3	5775	N	N	7126 NE 167TH ST
1	384070	0482	8/8/2003	456500	2700	0	9	2000	3	7540	N	N	8300 E NE 125TH PL
1	147233	0090	7/21/2004	449950	2810	0	9	2004	3	5711	N	N	7114 NE 167TH ST
1	384070	0757	5/10/2004	470000	2840	0	9	2001	3	11044	N	N	12458 JUANITA DR NE
1	384070	0487	8/15/2003	475000	2900	0	9	2000	3	7249	N	N	8226 NE 125TH PL
1	132604	9185	10/1/2003	730000	3070	690	9	1979	4	65340	Y	N	16313 74TH AV NE
1	563450	0060	8/11/2004	515000	3100	0	9	1998	3	26076	N	N	16719 74TH AV NE
1	619050	0280	6/18/2003	398000	2590	0	10	1999	3	5631	N	N	15257 80TH AV NE
1	619050	0310	2/21/2003	432000	2700	0	10	1999	3	6989	N	N	15239 80TH AV NE
1	619050	0190	11/1/2004	507500	2790	0	10	1999	3	6142	N	N	8016 NE 152ND CT
1	619050	0400	9/16/2004	514950	2840	0	10	1999	3	5896	N	N	15107 80TH AV NE
1	619050	0200	5/3/2004	472500	2850	0	10	1998	3	9168	N	N	8010 NE 152ND CT
1	619050	0330	8/16/2004	520000	2920	0	10	1999	3	6526	N	N	15223 80TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	619050	0320	5/22/2003	457500	2950	0	10	1998	3	6860	N	N	15229 80TH AV NE
2	212100	0200	1/26/2004	300000	800	220	6	1955	3	11252	N	N	8433 NE 144TH ST
2	563050	0420	5/8/2003	259000	910	0	6	1954	4	11510	N	N	14904 84TH AV NE
2	212100	0190	1/12/2004	231800	1070	360	6	1955	3	10464	N	N	8425 NE 144TH ST
2	192605	9016	7/15/2004	269500	1550	0	6	1950	3	12635	N	N	8420 NE 137TH CT
2	375520	0220	10/3/2003	231500	1650	0	6	1960	3	9305	N	N	9670 NE 132ND ST
2	514500	0260	10/26/2004	300000	790	700	7	1969	3	7553	N	N	8765 NE 140TH PL
2	514500	0260	3/9/2004	220000	790	700	7	1969	3	7553	N	N	8765 NE 140TH PL
2	790538	0510	10/21/2004	303400	820	790	7	1970	3	10108	N	N	13523 93RD AV NE
2	289660	0190	7/21/2003	274900	820	300	7	1969	3	8502	N	N	9035 NE 137TH ST
2	113800	0230	10/17/2003	246000	840	830	7	1969	3	7200	N	N	9754 NE 127TH PL
2	113800	0790	2/18/2003	230000	860	500	7	1971	3	7245	N	N	9712 NE 124TH ST
2	358520	0010	10/21/2004	265000	880	0	7	1962	3	11310	N	N	12404 94TH AV NE
2	358520	0010	6/9/2003	235000	880	0	7	1962	3	11310	N	N	12404 94TH AV NE
2	375680	0020	8/27/2004	250000	880	0	7	1961	3	12450	N	N	8714 NE 134TH ST
2	375680	0010	7/7/2003	222000	880	0	7	1961	3	16949	N	N	8724 NE 134TH ST
2	290950	0360	6/24/2004	262000	900	0	7	1970	3	8000	N	N	13643 92ND PL NE
2	667550	0133	8/28/2003	209500	900	0	7	1984	3	8374	N	N	8642 NE 141ST ST
2	514510	0290	8/18/2004	219950	910	0	7	1971	3	7818	N	N	14016 90TH PL NE
2	514510	0210	10/6/2004	230000	910	0	7	1970	3	8306	N	N	14031 91ST PL NE
2	113801	0560	6/14/2004	262000	910	0	7	1973	3	7530	N	N	9715 NE 128TH ST
2	113800	0310	3/18/2004	255000	910	0	7	1972	3	8191	N	N	9789 NE 127TH PL
2	302605	9215	10/13/2004	260000	940	0	7	1964	3	9640	N	N	12433 94TH AV NE
2	289660	0100	10/23/2003	235000	940	0	7	1969	3	7381	N	N	13734 91ST PL NE
2	039530	0340	12/22/2003	279950	940	940	7	1965	3	11250	N	N	8605 NE 139TH ST
2	113800	0550	9/16/2004	200000	940	0	7	1971	3	7650	N	N	9753 NE 125TH PL
2	113800	0320	9/14/2004	275000	940	0	7	1972	3	8191	N	N	9784 NE 126TH PL
2	918490	0120	9/9/2004	287000	940	240	7	1982	3	7530	N	N	9804 NE 140TH PL
2	113802	0230	6/19/2003	254900	960	0	7	1970	4	6380	N	N	12403 95TH PL NE
2	039530	0540	7/8/2004	247000	960	0	7	1965	3	11250	N	N	8416 NE 138TH ST
2	265100	0120	7/30/2003	247000	960	0	7	1968	3	9887	N	N	8815 NE 137TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	289661	0110	4/3/2003	234950	960	0	7	1970	3	7324	N	N	9118 NE 139TH ST
2	358520	0070	9/17/2003	230000	970	0	7	1962	3	10588	N	N	12440 94TH AV NE
2	290950	0150	9/8/2004	255000	970	0	7	1970	3	7500	N	N	13626 92ND PL NE
2	265110	0030	5/16/2003	213000	970	0	7	1969	3	7181	N	N	13712 90TH AV NE
2	358521	0380	2/19/2004	220000	970	0	7	1967	3	7989	N	N	13829 90TH AV NE
2	039530	0480	8/20/2004	304500	970	560	7	1966	3	11250	N	N	8606 NE 138TH ST
2	358521	0230	4/19/2004	299950	970	690	7	1967	3	7345	N	N	8836 NE 138TH ST
2	358521	0230	2/4/2003	219000	970	690	7	1967	3	7345	N	N	8836 NE 138TH ST
2	289660	0040	4/8/2003	221000	980	0	7	1969	3	7189	N	N	13622 91ST PL NE
2	113800	0250	5/7/2004	249950	980	0	7	1969	3	7790	N	N	9753 NE 127TH PL
2	113800	0410	6/12/2003	219950	980	0	7	1969	3	6530	N	N	9755 NE 126TH PL
2	113800	0210	11/18/2004	275000	980	0	7	1969	3	6970	N	N	9764 NE 127TH PL
2	290950	0350	8/18/2004	295000	990	0	7	1970	3	5280	N	N	13647 92ND PL NE
2	039530	0460	3/24/2004	226500	990	0	7	1966	3	11250	N	N	8618 NE 138TH ST
2	039530	0440	7/21/2003	237000	990	0	7	1965	3	11250	N	N	8630 NE 138TH ST
2	113802	0090	3/14/2003	219950	1000	0	7	1969	3	6380	N	N	12502 95TH PL NE
2	113800	0560	4/20/2003	224950	1000	0	7	1969	3	6410	N	N	9757 NE 125TH PL
2	113800	0360	9/12/2003	226000	1000	0	7	1969	3	6720	N	N	9760 NE 126TH PL
2	192605	9095	8/8/2003	251950	1010	720	7	1968	3	10125	N	N	13403 90TH AV NE
2	514510	0330	8/6/2003	207500	1010	0	7	1969	3	7428	N	N	14007 90TH PL NE
2	856460	0080	3/26/2003	200000	1010	0	7	1966	3	10229	N	N	8538 NE 137TH PL
2	113801	0160	5/19/2003	224500	1020	490	7	1974	3	7770	N	N	9726 NE 128TH ST
2	290950	0180	6/17/2004	303000	1030	570	7	1970	3	9078	N	N	13765 93RD AV NE
2	357811	0260	2/24/2004	267000	1030	580	7	1983	3	8977	N	N	14115 88TH PL NE
2	357811	0240	12/18/2003	263000	1030	580	7	1983	3	8797	N	N	14120 88TH PL NE
2	113801	0280	9/11/2003	279000	1040	530	7	1974	3	6935	N	N	12818 97TH AV NE
2	192605	9036	11/17/2004	291500	1040	530	7	1969	3	7998	N	N	13606 90TH AV NE
2	564900	0100	6/19/2003	235000	1040	360	7	1971	3	8510	Y	N	14011 98TH AV NE
2	229741	0010	11/13/2003	244000	1040	440	7	1976	3	7410	N	N	8803 NE 132ND ST
2	790537	0010	2/21/2003	294000	1050	500	7	1974	3	8400	N	N	13662 99TH AV NE
2	375510	0100	7/15/2003	299000	1060	340	7	1967	3	9600	N	N	8515 NE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	357480	0440	12/15/2003	279000	1060	170	7	1980	3	8777	N	N	8837 NE 144TH PL
2	357480	1770	7/6/2004	279500	1070	510	7	1989	3	7946	N	N	14319 85TH PL NE
2	172750	0340	7/30/2004	327500	1070	440	7	1972	4	6710	N	N	9325 NE 133RD ST
2	192605	9180	11/24/2004	339000	1080	230	7	1978	3	8846	N	N	14001 90TH AV NE
2	192605	9178	6/24/2004	274950	1080	600	7	1978	3	7806	N	N	14025 90TH AV NE
2	192605	9178	3/24/2003	250950	1080	600	7	1978	3	7806	N	N	14025 90TH AV NE
2	563200	0100	2/23/2004	273000	1080	440	7	1987	3	8200	N	N	15448 85TH AV NE
2	563200	0100	3/14/2003	250000	1080	440	7	1987	3	8200	N	N	15448 85TH AV NE
2	254150	0030	8/26/2004	329950	1080	790	7	1979	3	7187	N	N	9014 NE 138TH PL
2	254150	0040	11/14/2003	274950	1080	790	7	1979	3	7713	N	N	9020 NE 138TH PL
2	173610	0020	3/4/2004	224500	1080	0	7	1969	3	8154	N	N	9411 NE 126TH PL
2	514500	0120	7/10/2003	285000	1090	750	7	1968	3	7441	N	N	14006 89TH AV NE
2	514510	0410	10/19/2004	272250	1090	560	7	1969	3	7164	N	N	14038 90TH AV NE
2	183070	0030	11/26/2004	294000	1090	500	7	1983	3	9690	N	N	8418 NE 131ST PL
2	183070	0050	8/25/2004	275000	1090	750	7	1983	3	9802	N	N	8428 NE 131ST PL
2	514500	0440	8/18/2004	274900	1090	320	7	1969	3	7462	N	N	8900 NE 141ST ST
2	113800	0750	5/16/2003	219950	1090	0	7	1975	3	7215	N	N	9777 NE 124TH PL
2	509790	0180	4/23/2003	299950	1100	0	7	1976	3	10403	N	N	13517 89TH PL NE
2	790538	0410	8/25/2004	293900	1100	630	7	1971	3	4750	N	N	13523 92ND PL NE
2	265110	0150	7/28/2003	261950	1100	580	7	1969	3	7972	N	N	13743 90TH PL NE
2	039530	0280	7/16/2004	264000	1100	0	7	1964	3	9514	N	N	8408 NE 138TH ST
2	289661	0120	5/18/2004	250000	1100	0	7	1970	3	7245	N	N	9110 NE 139TH ST
2	173610	0060	9/24/2004	299950	1100	400	7	1970	3	7750	N	N	9437 NE 126TH PL
2	790539	0070	11/17/2003	330000	1100	1060	7	1972	3	7474	Y	N	9523 NE 137TH ST
2	861530	0080	9/12/2003	282000	1110	280	7	1983	3	6554	N	N	8729 NE 142ND ST
2	212541	0080	3/24/2003	235000	1110	0	7	1986	3	6851	N	N	9738 NE 141ST CT
2	790538	0560	5/6/2004	269500	1120	600	7	1970	3	8800	N	N	13541 93RD AV NE
2	212540	0170	4/20/2003	325000	1120	1100	7	1984	3	12337	Y	N	9621 NE 140TH CT
2	254150	0090	5/9/2003	251500	1130	380	7	1979	3	7385	N	N	9009 NE 139TH ST
2	212541	0030	7/16/2003	255000	1130	0	7	1987	3	8032	N	N	9719 NE 141ST CT
2	212541	0040	3/26/2004	290000	1130	0	7	1987	3	9415	N	N	9725 NE 141ST CT

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	790537	0400	12/4/2003	270000	1130	800	7	1975	3	7500	N	N	9759 NE 134TH PL
2	039530	0410	1/21/2004	266000	1140	0	7	1966	3	9600	N	N	13819 87TH AV NE
2	514510	0460	12/20/2004	346000	1140	700	7	2001	3	7241	N	N	14004 90TH AV NE
2	192605	9212	8/27/2004	320000	1140	570	7	1991	3	7710	N	N	8404 NE 137TH CT
2	039530	0370	6/15/2004	269000	1140	0	7	1965	4	11250	N	N	8623 NE 139TH ST
2	265100	0020	5/11/2004	225000	1140	0	7	1968	3	10021	N	N	8810 NE 137TH PL
2	509790	0250	7/17/2003	277000	1140	500	7	1976	3	7491	N	N	8911 NE 136TH ST
2	172750	0270	6/11/2003	244500	1140	0	7	1972	3	7140	N	N	9207 NE 133RD ST
2	514510	0180	7/22/2003	194000	1150	0	7	1970	3	7486	N	N	14009 91ST PL NE
2	357860	0066	7/30/2003	249000	1150	50	7	1959	3	9375	N	N	15755 SIMONDS RD NE
2	254085	0230	9/28/2004	346950	1150	480	7	1981	3	7842	N	N	8629 NE 127TH ST
2	302605	9272	8/7/2003	266500	1160	350	7	1968	4	13200	N	N	12943 94TH AV NE
2	667550	0105	10/21/2004	290000	1160	0	7	1969	3	7217	N	N	8440 NE 141ST ST
2	509790	0130	4/15/2003	300000	1160	840	7	1977	3	7868	N	N	8807 NE 137TH ST
2	509790	0350	8/2/2004	340000	1160	840	7	1976	3	8591	N	N	8820 NE 137TH ST
2	750300	0040	7/13/2004	200000	1160	0	7	1964	3	10350	N	N	8824 NE 152ND ST
2	509790	0150	2/18/2003	260000	1160	410	7	1977	3	8887	N	N	8829 NE 137TH ST
2	376305	0090	12/1/2004	302500	1160	260	7	1987	3	11343	N	N	9419 NE 129TH PL
2	685500	0010	2/23/2003	242000	1160	0	7	1968	3	9315	N	N	9854 NE 139TH ST
2	667550	0125	10/9/2003	203400	1170	0	7	1963	3	9562	N	N	8618 NE 141ST ST
2	229740	0010	4/18/2003	240000	1180	570	7	1974	3	9000	N	N	13111 87TH AV NE
2	212540	0200	8/19/2004	320000	1180	370	7	1982	3	7724	N	N	14027 97TH AV NE
2	375480	0040	9/2/2003	269950	1180	190	7	1963	3	9473	N	N	8611 NE 132ND PL
2	375480	0010	3/25/2004	320000	1180	570	7	1963	3	9660	N	N	8635 NE 132ND PL
2	172751	0010	3/10/2003	262500	1190	540	7	1974	3	6673	N	N	12531 87TH PL NE
2	542250	0130	7/28/2004	315000	1190	380	7	1972	3	5698	N	N	13838 92ND PL NE
2	790539	0440	7/20/2004	291400	1200	400	7	1977	3	7446	Y	N	9628 NE 136TH ST
2	790537	0430	11/10/2003	250000	1200	620	7	1975	3	6500	N	N	9754 NE 134TH PL
2	790537	0470	4/6/2004	305000	1200	300	7	1975	3	7650	N	N	9778 NE 134TH PL
2	229670	0120	5/24/2004	320250	1210	520	7	1969	4	8140	N	N	9017 NE 133RD PL
2	229670	0570	5/30/2003	299500	1210	970	7	1969	3	8154	N	N	9038 NE 134TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	141970	0030	1/31/2003	248000	1210	330	7	1980	3	7800	N	N	9627 NE 129TH PL
2	564900	0200	11/3/2003	228000	1210	0	7	1971	3	8750	N	N	9911 NE 140TH ST
2	229740	0250	10/10/2003	291500	1220	550	7	1976	3	7200	N	N	13032 87TH PL NE
2	229740	0160	5/20/2004	330000	1220	570	7	1975	3	10000	N	N	13033 87TH PL NE
2	229740	0160	12/12/2003	250000	1220	570	7	1975	3	10000	N	N	13033 87TH PL NE
2	229740	0300	8/29/2003	271500	1220	570	7	1974	3	8000	N	N	13106 87TH AV NE
2	229670	0290	6/2/2004	314000	1220	680	7	1969	3	8657	N	N	13214 91ST PL NE
2	229740	0280	4/16/2004	299000	1220	570	7	1975	3	9000	N	N	8720 NE 131ST ST
2	113801	0460	10/27/2004	280000	1230	0	7	1971	3	7965	N	N	12820 95TH AV NE
2	254085	0330	6/1/2003	259950	1230	480	7	1981	3	7328	N	N	8607 NE 126TH PL
2	790538	0850	9/27/2004	360000	1240	0	7	1972	3	8280	Y	N	13604 94TH AV NE
2	192605	9213	6/28/2004	293000	1240	0	7	1991	3	12525	N	N	8416 NE 137TH CT
2	856460	0010	1/6/2003	233750	1240	0	7	1967	3	9568	N	N	8724 NE 137TH PL
2	302605	9321	1/5/2004	272000	1240	0	7	1981	3	7400	N	N	9523 NE 128TH ST
2	141970	0190	11/9/2004	349000	1240	1060	7	1980	3	7416	N	N	9711 NE 130TH PL
2	375510	0470	6/9/2003	237500	1250	0	7	1966	3	9436	N	N	13223 86TH PL NE
2	375510	0590	12/6/2004	265000	1250	0	7	1967	3	9630	N	N	13519 85TH AV NE
2	375510	0590	6/9/2004	250000	1250	0	7	1967	3	9630	N	N	13519 85TH AV NE
2	357811	0040	11/22/2004	294950	1250	0	7	1983	3	8621	N	N	8814 NE 142ND ST
2	357811	0200	9/7/2004	330000	1250	310	7	1983	3	7207	N	N	8923 NE 142ND WY
2	229670	0690	12/20/2004	329950	1260	300	7	1969	3	7514	N	N	13413 90TH PL NE
2	229670	0430	9/17/2003	270950	1260	450	7	1968	3	9167	N	N	13418 91ST PL NE
2	358521	0110	5/9/2003	250000	1260	0	7	1967	3	7350	N	N	13827 88TH AV NE
2	358521	0100	6/2/2004	285000	1260	0	7	1967	3	9252	N	N	13835 88TH AV NE
2	357810	0040	3/12/2003	263700	1260	370	7	1975	3	7481	N	N	14120 90TH AV NE
2	856460	0110	6/30/2004	282950	1260	0	7	1966	3	9874	N	N	8514 NE 137TH PL
2	790538	0320	2/24/2004	302500	1260	1220	7	1977	3	7480	N	N	9221 NE 134TH ST
2	375510	0230	5/17/2004	249500	1270	0	7	1966	3	9750	N	N	13314 85TH AV NE
2	375510	0130	9/17/2004	258000	1270	0	7	1966	3	9514	N	N	8506 NE 135TH ST
2	229671	0100	7/11/2003	279950	1270	430	7	1969	3	8800	N	N	9053 NE 131ST PL
2	113800	0640	2/20/2003	249000	1270	0	7	1969	4	7215	N	N	9772 NE 124TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	229741	0040	12/8/2004	304000	1280	0	7	1976	3	13500	N	N	13105 88TH PL NE
2	229670	0310	4/20/2004	280000	1280	0	7	1969	3	7159	N	N	13228 91ST PL NE
2	278360	0210	6/16/2004	309000	1280	570	7	1980	3	13534	N	N	8712 NE 129TH CT
2	375500	0160	7/29/2004	260000	1280	0	7	1966	3	10500	N	N	8714 NE 140TH ST
2	290950	0130	11/10/2003	259000	1280	0	7	1971	3	6720	N	N	9206 NE 136TH PL
2	790537	0480	2/6/2004	299000	1300	1010	7	1975	3	6930	N	N	13431 98TH AV NE
2	375680	0080	7/15/2004	250000	1300	0	7	1961	3	10077	N	N	13512 87TH AV NE
2	790537	0030	7/19/2004	389000	1300	680	7	1974	3	6000	N	N	13650 99TH AV NE
2	790538	0700	6/26/2003	345000	1310	640	7	1970	3	7384	Y	N	13613 94TH AV NE
2	290950	0270	5/21/2003	275000	1310	650	7	1970	3	9200	N	N	13703 94TH AV NE
2	514510	0110	1/27/2004	240000	1310	0	7	1969	3	7464	N	N	14038 91ST PL NE
2	172750	0150	4/19/2003	295000	1320	730	7	1972	3	6600	N	N	13230 94TH AV NE
2	514510	0260	2/4/2004	200000	1320	0	7	1969	2	7403	N	N	14036 90TH PL NE
2	667550	0220	8/20/2004	315000	1320	1000	7	1979	3	9800	N	N	8412 NE 141ST ST
2	667550	0220	9/8/2003	289950	1320	1000	7	1979	3	9800	N	N	8412 NE 141ST ST
2	514500	0190	6/4/2004	259950	1320	0	7	1967	3	7603	N	N	8725 NE 140TH ST
2	514500	0170	12/4/2003	254950	1320	0	7	1967	3	7468	N	N	8737 NE 140TH ST
2	514500	0060	6/12/2003	206500	1320	0	7	1968	3	7433	N	N	8905 NE 141ST ST
2	563250	0140	3/16/2004	250000	1320	0	7	1960	3	8540	N	N	9047 NE 147TH ST
2	563250	0140	1/5/2004	250000	1320	0	7	1960	3	8540	N	N	9047 NE 147TH ST
2	212100	0240	5/20/2003	251000	1330	1090	7	1977	3	10464	N	N	8410 NE 143RD PL
2	790538	0350	11/17/2004	310000	1340	600	7	1971	3	9639	N	N	13322 92ND AV NE
2	861530	0100	10/15/2004	293256	1340	0	7	1984	3	6315	N	N	14148 87TH PL NE
2	039530	0230	12/16/2003	265950	1340	0	7	1966	3	8336	N	N	8711 NE 138TH ST
2	254085	0240	6/4/2003	280000	1360	0	7	1981	3	10014	N	N	12641 87TH PL NE
2	113802	0130	6/3/2004	280000	1360	0	7	1969	4	7908	N	N	9460 NE 125TH PL
2	265110	0160	3/30/2004	235000	1370	0	7	1969	3	8755	N	N	13737 90TH PL NE
2	357480	1400	11/19/2003	325000	1370	1180	7	1987	3	7969	N	N	8611 NE 144TH ST
2	254085	0340	10/14/2004	300000	1370	0	7	1986	3	7599	N	N	8613 NE 126TH PL
2	141970	0230	5/5/2004	279000	1380	0	7	1980	3	7736	N	N	12928 96TH PL NE
2	192605	9048	6/21/2004	275000	1390	0	7	1926	4	16514	N	N	14377 SIMONDS RD NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	302605	9245	10/9/2003	308000	1390	0	7	1967	4	9660	N	N	8440 NE 124TH ST
2	254085	0300	5/6/2003	262950	1390	0	7	1981	3	7006	N	N	8606 NE 126TH PL
2	790538	0910	6/4/2004	320000	1390	400	7	1971	3	9545	Y	N	9426 NE 136TH ST
2	685510	0010	3/10/2003	260000	1390	400	7	1977	3	9563	N	N	9742 NE 139TH ST
2	142020	0030	5/24/2004	279000	1400	0	7	1982	3	6815	N	N	12419 95TH AV NE
2	254085	0040	10/15/2003	280500	1400	510	7	1981	3	7804	N	N	12626 87TH PL NE
2	375510	0320	3/14/2003	285000	1400	830	7	1964	3	11320	N	N	13234 86TH PL NE
2	790538	0540	2/11/2004	245000	1400	0	7	1970	3	5550	N	N	13537 93RD AV NE
2	790537	0530	8/26/2003	319950	1400	300	7	1973	3	10075	N	N	9750 NE 135TH PL
2	790537	0530	4/29/2003	238180	1400	300	7	1973	3	10075	N	N	9750 NE 135TH PL
2	375510	0350	8/9/2004	276450	1420	540	7	1964	3	9600	N	N	13212 86TH PL NE
2	375510	0310	11/18/2004	298000	1420	800	7	1964	3	9451	N	N	13242 86TH PL NE
2	229670	0330	4/14/2004	319950	1420	400	7	1969	3	8261	N	N	13248 91ST PL NE
2	229670	0650	6/7/2004	360000	1420	750	7	1968	4	9504	N	N	13437 90TH PL NE
2	229670	0770	4/11/2003	282290	1420	750	7	1968	3	7371	N	N	13518 90TH AV NE
2	183070	0040	3/11/2004	230000	1420	0	7	1983	3	9687	N	N	8424 NE 131ST PL
2	229670	0400	11/18/2004	342850	1420	500	7	1969	3	7713	N	N	9114 NE 134TH ST
2	289660	0120	5/12/2003	248000	1440	0	7	1971	3	7800	N	N	9054 NE 137TH CT
2	111900	0170	7/10/2003	342500	1460	420	7	1970	3	7200	N	N	13183 92ND AV NE
2	790539	0110	7/26/2004	426500	1460	1350	7	1974	3	8640	Y	N	13716 97TH AV NE
2	358521	0270	3/14/2003	243000	1460	0	7	1967	3	8083	N	N	13804 88TH AV NE
2	192605	9188	12/20/2004	231000	1470	0	7	1979	3	16500	N	N	8818 NE 134TH ST
2	111900	0110	9/30/2003	299500	1470	380	7	1970	3	10090	N	N	9220 NE 131ST PL
2	357860	0064	9/16/2004	230000	1480	0	7	1966	3	13125	N	N	15922 84TH AV NE
2	111900	0210	10/24/2003	320000	1500	1200	7	1974	3	6460	N	N	13176 92ND AV NE
2	212100	0030	3/1/2004	297900	1500	1090	7	1979	3	10464	N	N	8422 NE 144TH PL
2	667550	0035	10/18/2004	310000	1500	0	7	1997	3	8173	N	N	8528 NE 142ND ST
2	667550	0033	5/29/2003	287500	1500	0	7	1997	3	7994	N	N	8532 NE 142ND ST
2	542250	0010	9/21/2004	272000	1510	0	7	1973	3	12720	N	N	13818 93RD AV NE
2	039530	0550	8/9/2004	250000	1510	0	7	1965	3	9525	N	N	8403 NE 138TH ST
2	357480	1290	8/28/2003	320000	1510	1430	7	1987	3	9163	N	N	8618 NE 143RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	113800	0490	7/15/2004	318000	1520	0	7	1969	3	7215	N	N	9776 NE 125TH PL
2	357860	0067	12/20/2004	432950	1530	1530	7	1961	5	12750	N	N	15902 84TH AV NE
2	375510	0400	8/12/2004	270000	1530	0	7	1964	3	9015	N	N	8411 NE 132ND PL
2	113800	0590	4/18/2003	239900	1540	0	7	1972	3	7215	N	N	9775 NE 125TH PL
2	790539	0180	10/18/2004	367500	1570	1390	7	1972	3	7280	Y	N	9522 NE 137TH ST
2	212541	0210	7/19/2004	312500	1580	0	7	1987	3	6527	N	N	14137 97TH AV NE
2	278360	0020	9/26/2003	299950	1600	940	7	1980	3	7347	N	N	12911 87TH AV NE
2	229740	0170	6/24/2003	306000	1600	800	7	1975	3	7373	N	N	13025 87TH PL NE
2	375520	0230	8/9/2004	309000	1600	0	7	1989	3	8583	N	N	9605 NE 132ND ST
2	375520	0200	11/29/2004	315000	1630	0	7	1989	3	7514	N	N	13021 96TH PL NE
2	807880	0090	8/21/2003	309950	1650	0	7	1989	3	7553	N	N	12510 93RD PL NE
2	750300	0090	8/2/2004	339000	1660	0	7	1991	3	12300	N	N	8823 NE 152ND ST
2	375500	0080	5/24/2003	260000	1670	0	7	1965	3	10500	N	N	8608 NE 140TH ST
2	563050	0423	11/24/2003	375000	1680	990	7	1998	3	9040	N	N	14900 84TH AV NE
2	667550	0096	7/10/2003	296500	1690	0	7	1987	3	9104	N	N	8519 NE 142ND ST
2	192605	9096	12/15/2003	275000	1710	0	7	1961	4	10260	N	N	13412 89TH AV NE
2	289661	0230	10/27/2003	280000	1730	0	7	1971	4	8559	N	N	13737 91ST PL NE
2	113800	0110	5/11/2004	277000	1740	0	7	1970	3	7201	N	N	12518 98TH AV NE
2	172750	0280	5/11/2004	280000	1770	0	7	1972	3	7000	N	N	9215 NE 133RD ST
2	172751	0110	4/21/2003	270000	1780	0	7	1974	3	7390	N	N	12514 87TH PL NE
2	357480	0570	11/18/2003	271000	1800	0	7	1980	4	7237	N	N	14452 88TH AV NE
2	254151	0040	10/11/2004	328000	1800	0	7	1986	3	7965	N	N	9021 NE 138TH PL
2	667550	0190	4/18/2003	274000	1810	0	7	1964	4	19108	N	N	8449 NE 141ST ST
2	113801	0410	6/2/2004	258500	1830	0	7	1970	3	7175	N	N	12803 96TH AV NE
2	790537	0510	9/3/2003	278000	1850	0	7	1975	3	5985	N	N	9757 NE 135TH PL
2	790537	0330	3/29/2004	298000	1850	0	7	1976	3	7000	N	N	9764 NE 134TH ST
2	807880	0040	10/15/2003	315000	1940	0	7	1989	3	7649	N	N	12426 93RD PL NE
2	807880	0050	8/27/2004	356800	1950	0	7	1989	3	7354	N	N	12430 93RD PL NE
2	357860	0065	11/19/2004	305000	2080	0	7	1994	3	6640	N	N	15910 84TH AV NE
2	514500	0340	1/23/2003	252450	2100	0	7	1968	3	8047	N	N	8705 NE 141ST ST
2	542251	0060	4/20/2004	299900	2128	0	7	1975	3	7000	N	N	13913 93RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	229670	0540	8/6/2003	289000	2210	0	7	1968	3	8435	N	N	13429 91ST PL NE
2	375520	0210	7/14/2003	320000	2280	0	7	1989	3	7450	N	N	13025 96TH PL NE
2	212100	0040	1/24/2003	260000	2310	0	7	1979	3	10464	N	N	8414 NE 144TH PL
2	667550	0092	11/8/2004	383150	2310	0	7	2002	4	9132	N	N	8523 NE 142ND ST
2	376305	0110	8/11/2004	499000	2620	0	7	2002	3	15000	N	N	9424 NE 129TH PL
2	357860	0070	4/23/2004	513000	3070	0	7	1999	3	11251	N	N	15816 84TH AV NE
2	357860	0070	1/6/2003	433000	3070	0	7	1999	3	11251	N	N	15816 84TH AV NE
2	865173	0100	6/11/2004	300000	1000	770	8	1982	3	9075	N	N	14334 93RD AV NE
2	865170	0300	9/24/2004	325000	1120	830	8	1976	3	7200	N	N	9304 NE 140TH ST
2	357810	0270	11/22/2004	308000	1150	380	8	1976	3	7566	N	N	14155 91ST CT NE
2	357480	0520	5/11/2004	291500	1160	750	8	1979	3	7280	N	N	14412 88TH AV NE
2	357480	0710	11/24/2004	307750	1180	530	8	1977	3	7938	N	N	14408 91ST AV NE
2	357480	0710	1/20/2004	274000	1180	530	8	1977	3	7938	N	N	14408 91ST AV NE
2	357480	1410	6/14/2004	327500	1200	820	8	1979	3	7461	N	N	8619 NE 144TH ST
2	357480	1930	8/7/2003	276000	1220	540	8	1978	3	7770	N	N	14259 87TH CT NE
2	755830	0050	5/1/2003	305000	1220	730	8	1981	3	10053	Y	N	9712 NE 138TH PL
2	357480	0470	2/26/2003	268000	1230	600	8	1979	3	8233	N	N	8832 NE 144TH ST
2	865172	0310	10/7/2004	371000	1310	510	8	1978	3	8343	N	N	14229 95TH AV NE
2	865171	0330	12/20/2004	402500	1310	1020	8	1977	3	9240	Y	N	9500 NE 141ST PL
2	357480	1560	9/18/2003	250000	1330	460	8	1980	3	7378	N	N	14421 87TH AV NE
2	755830	0140	12/19/2003	320000	1330	630	8	1981	3	15001	N	N	9727 NE 138TH PL
2	357480	1450	1/8/2003	287000	1340	590	8	1979	3	9468	N	N	8719 NE 144TH ST
2	357480	0830	5/2/2003	314000	1360	980	8	1977	3	8267	N	N	14252 92ND AV NE
2	357480	0240	1/21/2004	320000	1370	0	8	1979	3	7279	N	N	8910 NE 144TH PL
2	357480	1980	9/27/2004	290000	1390	1030	8	1978	3	7544	N	N	14264 87TH CT NE
2	357480	1280	7/31/2003	255000	1390	680	8	1978	3	8772	N	N	8624 NE 143RD ST
2	357480	1180	1/30/2003	236600	1390	0	8	1978	3	9542	N	N	9038 NE 143RD ST
2	357480	0160	12/6/2004	330000	1420	0	8	1978	3	7830	N	N	14428 90TH CT NE
2	357480	0160	8/22/2003	270000	1420	0	8	1978	3	7830	N	N	14428 90TH CT NE
2	630180	0090	4/28/2003	303000	1450	900	8	1991	3	8592	N	N	12813 86TH AV NE
2	302605	9342	10/21/2003	339900	1478	688	8	1991	3	9212	Y	N	9416 NE 130TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	685510	0020	10/25/2004	380000	1480	380	8	1970	3	10350	N	N	9734 NE 139TH ST
2	865172	0470	9/21/2004	344000	1500	390	8	1978	3	7200	N	N	9211 NE 142ND ST
2	865172	0470	11/3/2003	312000	1500	390	8	1978	3	7200	N	N	9211 NE 142ND ST
2	865172	0490	4/18/2003	279000	1510	0	8	1977	3	7345	N	N	9223 NE 142ND ST
2	661990	0150	10/20/2004	420000	1520	670	8	1977	3	9030	Y	N	8806 NE 127TH PL
2	661990	0150	1/23/2004	308000	1520	670	8	1977	3	9030	Y	N	8806 NE 127TH PL
2	865171	0030	6/2/2003	300000	1530	470	8	1977	3	7560	N	N	14028 93RD AV NE
2	357480	0670	3/10/2003	249950	1550	0	8	1979	3	7913	N	N	8913 NE 144TH ST
2	076690	0080	11/2/2004	356000	1560	0	8	1978	3	10787	N	N	8501 NE 150TH PL
2	357480	0270	12/18/2003	324000	1590	490	8	1979	3	7409	N	N	14446 89TH PL NE
2	865173	0030	6/16/2003	339000	1600	1180	8	1979	3	10010	N	N	9318 NE 143RD ST
2	865172	0320	7/8/2003	317500	1610	860	8	1979	3	7446	N	N	14221 95TH AV NE
2	865173	0520	3/11/2004	388800	1610	600	8	1979	3	8050	N	N	14263 93RD CT NE
2	357480	1540	7/18/2003	260000	1610	0	8	1980	3	8747	N	N	14416 87TH AV NE
2	865171	0200	12/9/2004	345000	1620	1110	8	1977	3	11700	N	N	14048 95TH AV NE
2	865173	0260	6/22/2004	347000	1620	1100	8	1979	3	6528	N	N	14247 92ND PL NE
2	070445	0040	5/7/2003	315000	1640	750	8	1993	3	16752	N	N	14520 86TH PL NE
2	661991	0210	3/19/2003	407500	1670	460	8	1975	3	9775	Y	N	12415 89TH PL NE
2	376439	0080	6/16/2003	287500	1670	0	8	1992	3	2959	N	N	9203 NE 128TH LN
2	376439	0110	12/11/2003	267000	1670	0	8	1991	3	2948	N	N	9209 NE 128TH LN
2	376439	0050	2/18/2004	298500	1670	0	8	1991	3	2708	N	N	9312 NE 128TH LN
2	376439	0040	8/23/2004	299950	1670	0	8	1991	3	2708	N	N	9314 NE 128TH LN
2	376439	0020	4/11/2003	299000	1670	0	8	1991	3	2727	N	N	9320 NE 128TH LN
2	375520	0010	3/16/2004	335000	1680	0	8	1989	3	7201	N	N	9431 NE 130TH PL
2	865173	0130	11/4/2004	355000	1690	390	8	1979	3	9800	N	N	14339 93RD AV NE
2	685510	0130	8/17/2004	358000	1690	1120	8	1977	3	10295	Y	N	9701 NE 139TH ST
2	357480	1620	6/30/2003	294600	1730	0	8	1987	3	7359	N	N	14414 86TH PL NE
2	212541	0240	6/9/2004	352500	1730	0	8	1987	3	13776	Y	N	9614 NE 141ST PL
2	661990	0060	8/22/2003	475000	1760	1570	8	1977	3	9800	Y	N	12430 88TH PL NE
2	357811	0070	11/19/2003	305000	1760	0	8	1983	3	7830	N	N	8803 NE 142ND ST
2	357480	1940	4/27/2003	299950	1800	0	8	1978	3	9648	N	N	14253 87TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	942900	0130	3/1/2004	368000	1820	0	8	1993	3	7650	N	N	13122 86TH PL NE
2	376439	0090	3/6/2003	307500	1830	0	8	1991	3	3184	N	N	9205 NE 128TH LN
2	865174	0150	5/20/2004	363000	1840	0	8	1979	3	7770	N	N	14022 92ND PL NE
2	685510	0030	4/24/2003	299900	1850	0	8	1970	3	10800	Y	N	9726 NE 139TH ST
2	357490	0130	10/23/2004	427500	1910	0	8	1992	3	10035	N	N	8702 NE 144TH CT
2	375520	0150	5/5/2004	397950	1920	0	8	1989	3	7210	N	N	13108 95TH PL NE
2	076690	0130	12/22/2003	335000	1930	0	8	1991	3	7179	N	N	15013 86TH AV NE
2	661990	0100	3/7/2003	420000	1970	870	8	1972	3	9600	Y	N	12604 88TH PL NE
2	070445	0070	6/15/2004	357500	1990	0	8	1993	3	12793	N	N	14540 86TH PL NE
2	357490	0140	7/28/2003	349000	2000	0	8	1992	3	7379	N	N	8700 NE 144TH CT
2	319100	0150	11/29/2004	312000	2010	0	8	1983	3	7629	N	N	9236 NE 126TH PL
2	192605	9106	5/9/2003	340000	2040	0	8	1994	3	6092	N	N	9012 NE 136TH ST
2	192605	9228	12/17/2003	302000	2060	0	8	2001	3	5377	N	N	13602 90TH AV NE
2	070450	0120	8/19/2003	350000	2060	0	8	1992	3	7561	N	N	9032 NE 145TH PL
2	865171	0430	9/22/2003	326000	2070	0	8	1977	3	7500	N	N	14025 93RD AV NE
2	865173	0330	10/15/2004	365000	2070	0	8	1979	3	6750	N	N	9215 NE 142ND CT
2	070445	0030	11/21/2003	340000	2100	0	8	1993	3	16210	N	N	14514 86TH PL NE
2	630180	0190	7/25/2003	367950	2130	0	8	1991	3	8400	N	N	12923 86TH AV NE
2	375520	0090	2/19/2003	330000	2140	0	8	1989	3	8554	N	N	12928 95TH PL NE
2	254086	0090	8/4/2004	377500	2160	0	8	1985	3	7797	N	N	12446 86TH PL NE
2	357490	0110	6/26/2003	345000	2160	0	8	1991	3	7828	N	N	8710 NE 144TH CT
2	357480	0800	7/28/2003	317650	2160	0	8	1990	3	10044	N	N	9123 NE 145TH ST
2	563050	0187	8/26/2003	368000	2170	0	8	1999	3	9887	N	N	14831 88TH AV NE
2	375520	0260	2/18/2004	349950	2190	0	8	1989	3	7486	N	N	13016 96TH PL NE
2	563200	0160	6/20/2003	389950	2190	0	8	1992	3	10547	N	N	15440 86TH AV NE
2	865172	0090	4/24/2003	325000	2200	0	8	1978	3	14100	Y	N	14212 95TH AV NE
2	357490	0090	3/7/2003	358000	2210	0	8	1991	3	10238	N	N	8718 NE 144TH CT
2	563200	0130	9/9/2004	399950	2220	0	8	1993	3	8503	N	N	15447 86TH AV NE
2	302605	9300	6/10/2004	475000	2270	0	8	1991	3	196455	N	N	12736 89TH PL NE
2	020030	0220	3/3/2003	327950	2270	0	8	1995	3	7430	N	N	8818 NE 150TH ST
2	630180	0270	3/25/2003	350950	2280	0	8	1992	3	7175	N	N	12924 85TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	630180	0260	6/20/2003	367950	2290	0	8	1992	3	6986	N	N	12916 85TH AV NE
2	942900	0140	1/3/2003	366000	2390	0	8	1993	3	7650	N	N	13130 86TH PL NE
2	232972	0070	4/13/2004	389450	2400	0	8	2003	3	4509	N	N	14810 89TH PL NE
2	077690	0190	5/24/2004	405000	2419	0	8	2003	3	5006	N	N	15213 84TH AV NE
2	232972	0120	3/31/2004	399950	2440	0	8	2003	3	5197	N	N	8966 NE 144TH PL
2	232972	0180	2/18/2004	374950	2440	0	8	2003	3	4537	N	N	8940 NE 148TH PL
2	025110	0090	5/14/2004	390450	2440	0	8	2001	3	5340	N	N	12428 84TH AV NE
2	232972	0080	8/13/2003	399000	2440	0	8	2003	3	4785	N	N	14816 89TH PL NE
2	077690	0340	1/13/2004	429500	2460	0	8	2003	3	6204	N	N	15105 85TH AV NE
2	077690	0070	6/23/2004	484950	2460	630	8	2003	3	4625	N	N	15302 85TH AV NE
2	077690	0130	7/22/2004	443406	2460	0	8	2004	3	4974	N	N	8420 152ND AV NE
2	077690	0050	11/28/2003	417575	2460	0	8	2003	3	5105	N	N	8428 NE 153RD ST
2	357490	0060	7/16/2004	392000	2460	0	8	1994	3	8048	N	N	8734 NE 144TH CT
2	357490	0200	5/28/2003	380000	2480	0	8	1991	3	7824	N	N	8747 NE 144TH CT
2	865172	0050	11/23/2004	399500	2480	0	8	1979	3	8064	N	N	9335 NE 142ND ST
2	077690	0360	6/17/2004	475000	2490	630	8	2004	3	4504	N	N	15110 85TH AV NE
2	077690	0290	4/27/2004	424950	2490	0	8	2004	3	5486	N	N	15119 85TH AV NE
2	077690	0170	3/2/2004	414376	2490	0	8	2003	3	5257	N	N	15223 84TH PL NE
2	077690	0010	2/1/2004	399950	2520	0	8	2003	3	4823	N	N	8400 NE 153RD ST
2	077690	0020	2/13/2004	409000	2520	0	8	2003	3	4500	N	N	8410 NE 153RD ST
2	077690	0080	12/8/2003	478500	2530	770	8	2003	3	4923	N	N	15228 85TH AV NE
2	077690	0060	5/4/2004	484500	2530	770	8	2003	3	4510	N	N	15306 85TH AV NE
2	667550	0186	12/2/2003	391000	2560	0	8	2003	3	10261	N	N	8613 NE 141ST ST
2	232972	0230	7/15/2003	417546	2580	0	8	2003	3	4604	N	N	8910 NE 148TH PL
2	232972	0210	3/3/2004	397536	2580	0	8	2003	3	4565	N	N	8922 NE 148TH PL
2	232972	0140	9/1/2004	411200	2580	0	8	2003	3	5508	N	N	8958 NE 148TH PL
2	232972	0060	7/9/2004	419450	2600	0	8	2003	3	4531	N	N	14806 89TH PL NE
2	232972	0040	7/8/2004	419950	2600	0	8	2003	3	4506	N	N	14811 89TH PL NE
2	077690	0210	5/10/2004	449950	2600	470	8	2003	3	5157	N	N	15203 84TH PL NE
2	232972	0190	4/12/2004	419450	2600	0	8	2003	3	4521	N	N	8934 NE 148TH PL
2	232972	0200	9/22/2003	414950	2660	0	8	2003	3	4565	N	N	8928 NE 148TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	070445	0270	3/24/2003	345000	2700	0	8	1993	3	6499	N	N	14513 86TH PL NE
2	077690	0300	11/11/2004	432000	2710	0	8	2004	3	5816	N	N	15115 85TH AV NE
2	077690	0090	8/13/2003	415000	2710	0	8	2003	3	5737	N	N	15217 85TH AV NE
2	077690	0120	9/22/2003	425000	2710	0	8	2003	3	5860	N	N	8428 NE 152ND ST
2	667550	0184	3/25/2004	417950	2750	0	8	2003	3	11425	N	N	8603 NE 141ST ST
2	077690	0280	6/15/2004	426000	2780	0	8	2003	3	4816	N	N	8504 NE 152ND ST
2	077690	0230	5/24/2004	473950	2790	180	8	2003	3	6529	N	N	15121 84TH AV NE
2	865173	0510	10/22/2003	310000	2790	0	8	1979	3	6640	N	N	9325 NE 143RD ST
2	077690	0110	4/13/2004	419500	2810	0	8	2003	3	4694	N	N	15211 85TH AV NE
2	077690	0380	10/15/2003	484950	2820	950	8	2003	3	5929	N	N	15118 85TH AV NE
2	077690	0150	9/12/2003	420950	2820	0	8	2003	3	4500	N	N	15218 84TH PL NE
2	077690	0030	1/21/2004	427950	2820	0	8	2003	3	4500	N	N	8416 NE 153RD ST
2	077690	0040	6/23/2004	429950	2820	0	8	2003	3	4548	N	N	8422 NE 153RD ST
2	077690	0350	1/26/2004	480000	2850	950	8	2003	3	5123	N	N	15104 85TH AV NE
2	077690	0370	11/19/2003	453076	2850	950	8	2003	3	4500	N	N	15114 85TH AV NE
2	077690	0100	11/19/2003	432500	2850	0	8	2003	3	4701	N	N	15215 85TH AV NE
2	232972	0110	5/27/2004	429950	2860	0	8	2004	3	5001	N	N	8927 NE 148TH PL
2	077690	0320	2/6/2004	438950	2870	0	8	2003	3	5814	N	N	15109 85TH AV NE
2	077690	0310	3/15/2004	438000	2870	0	8	2003	3	5091	N	N	15113 85TH AV NE
2	077690	0180	2/26/2004	418950	2880	0	8	2003	3	5009	N	N	15219 84TH PL NE
2	077690	0220	11/5/2003	462950	2890	180	8	2003	3	4951	N	N	15123 84TH PL NE
2	077690	0200	3/4/2004	464950	2890	180	8	2003	3	5002	N	N	15209 84TH AV NE
2	232972	0100	12/23/2003	429950	2900	0	8	2004	3	4738	N	N	8921 NE 148TH ST
2	232972	0220	3/26/2004	429450	2910	0	8	2003	3	4565	N	N	8916 NE 148TH PL
2	232972	0130	5/4/2004	415000	2910	0	8	2003	3	4516	N	N	8962 NE 148TH ST
2	077690	0330	8/30/2004	444950	2950	0	8	2004	3	4152	N	N	15107 85TH AV NE
2	077690	0240	9/15/2004	444950	2950	0	8	2004	3	4893	N	N	8417 NE 152ND ST
2	077690	0140	7/19/2004	444950	3000	0	8	2003	3	4500	N	N	15214 84TH PL NE
2	077690	0250	9/2/2004	441000	3000	0	8	2004	3	4513	N	N	8421 NE 152ND ST
2	232972	0050	1/1/2004	426000	3140	0	8	2003	3	5349	N	N	14805 89TH PL NE
2	020030	0290	7/23/2004	387500	2010	0	9	1993	3	7367	N	N	14919 89TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	661990	0290	6/17/2004	501000	2180	900	9	1974	3	9690	Y	N	8804 NE 124TH ST
2	076690	0140	7/26/2004	383000	2490	0	9	1991	3	8596	N	N	15009 86TH AV NE
2	667550	0182	10/21/2003	379950	2580	0	9	2003	3	7530	N	N	8609 NE 141ST ST
2	182830	0050	2/11/2003	478800	2750	0	9	2003	3	7617	N	N	8537 NE 128TH ST
2	937900	0040	5/20/2003	372000	2800	0	9	2003	3	4814	N	N	12943 85TH AV NE
2	182830	0100	1/27/2003	524800	3100	0	9	2003	3	7807	N	N	8518 NE 128TH ST
2	937900	0060	11/16/2004	490000	3170	0	9	2003	3	4301	N	N	12931 85TH AV NE
2	937900	0010	4/6/2004	477500	3170	0	9	2003	3	6133	N	N	12932 85TH AV NE
2	937900	0050	5/6/2003	500769	3170	0	9	2003	3	4572	N	N	12937 85TH AV NE
2	937900	0020	6/28/2004	468500	3170	0	9	2003	3	6032	N	N	12938 85TH AV NE
2	182830	0120	6/15/2004	545000	3300	0	9	2003	3	7299	N	N	8510 NE 128TH ST
2	182830	0120	1/10/2003	514766	3300	0	9	2003	3	7299	N	N	8510 NE 128TH ST
2	182830	0080	6/20/2003	491800	3300	0	9	2003	3	9236	N	N	8530 NE 128TH ST
2	749101	0020	6/3/2003	477500	2560	0	10	2000	3	7206	N	N	13343 88TH PL NE
2	749101	0050	3/11/2003	481000	2800	0	10	2000	3	7319	N	N	13325 88TH PL NE
2	749101	0010	8/10/2004	497500	2800	0	10	2000	3	7276	N	N	13349 88TH PL NE
2	564945	0050	1/28/2004	720000	3140	0	10	1998	3	22734	Y	N	9275 NE 125TH PL
3	607650	0360	1/7/2003	205900	790	0	4	1927	3	26504	N	N	7836 NE 122ND PL
3	085600	0085	8/12/2004	468000	1000	0	6	1909	4	3500	Y	N	1008 WAVERLY WY
3	405570	0010	7/22/2003	330000	1410	0	6	1927	4	13260	Y	N	13148 HOLMES POINT DR NE
3	085600	0095	8/11/2004	725000	900	0	7	1922	4	5036	Y	N	1000 WAVERLY WY
3	798090	0042	3/9/2004	235000	950	0	7	1968	3	13500	N	N	8054 NE 123RD ST
3	376010	0140	6/24/2004	300000	980	720	7	1961	3	9872	N	N	9463 NE 121ST PL
3	376010	0140	4/8/2003	250600	980	720	7	1961	3	9872	N	N	9463 NE 121ST PL
3	376010	0070	12/26/2003	272950	1050	920	7	1962	3	10514	N	N	12128 95TH PL NE
3	376050	0080	3/12/2004	750000	1080	0	7	1980	4	7166	Y	Y	8859 NE JUANITA LN
3	376010	0360	8/25/2003	279500	1090	1080	7	1961	4	9610	N	N	12120 94TH PL NE
3	358330	0195	8/18/2004	308500	1100	600	7	1960	4	12660	N	N	6325 NE 158TH ST
3	376010	0180	12/27/2004	292500	1100	580	7	1961	3	11260	N	N	9405 NE 121ST PL
3	376290	0100	6/30/2003	259900	1130	260	7	1983	3	7233	N	N	11902 80TH PL NE
3	957312	0450	8/28/2003	403000	1130	780	7	1977	4	7872	Y	N	13803 70TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	376050	0342	11/3/2003	495000	1150	0	7	1929	5	17324	Y	N	10933 80TH PL NE
3	197430	0160	5/25/2004	248000	1150	480	7	1968	4	10918	N	N	7414 NE 120TH ST
3	182235	0260	7/13/2004	275000	1150	0	7	1985	3	7222	N	N	9316 NE 123RD CT
3	432600	0070	12/8/2004	269950	1150	0	7	1961	3	9832	N	N	9671 NE 122ND PL
3	871850	0545	4/27/2004	260000	1170	400	7	1956	3	9540	N	N	6484 NE 153RD ST
3	871850	0545	7/22/2003	205000	1170	400	7	1956	3	9540	N	N	6484 NE 153RD ST
3	871850	0135	5/5/2004	280000	1170	460	7	1956	4	11970	N	N	6610 NE 154TH ST
3	376010	0270	7/27/2004	320900	1180	1100	7	1962	4	9609	N	N	12229 94TH PL NE
3	405570	0155	6/24/2004	500000	1190	0	7	1976	4	14970	Y	N	13052 HOLMES POINT DR NE
3	376290	0020	10/27/2003	270000	1210	0	7	1982	3	7507	N	N	11952 80TH PL NE
3	957312	0390	6/7/2004	350000	1220	450	7	1977	3	8448	N	N	13847 70TH AV NE
3	182235	0110	10/27/2004	299950	1220	0	7	1986	3	16633	N	N	9314 NE 121ST CT
3	867790	0360	7/28/2004	285000	1230	0	7	1957	3	10800	N	N	7050 NE 134TH ST
3	376050	0136	12/6/2004	883000	1230	310	7	1926	3	22700	Y	Y	8621 NE JUANITA DR
3	798090	0070	6/23/2004	285000	1250	0	7	1959	4	10150	N	N	12320 80TH AV NE
3	376010	0050	6/19/2003	256950	1260	0	7	1962	3	9350	N	N	12214 95TH PL NE
3	871850	0060	4/14/2004	266000	1260	0	7	1955	4	8214	N	N	6421 NE ARROWHEAD DR
3	607650	0100	10/1/2004	399950	1290	560	7	1980	3	8580	N	N	12028 76TH AV NE
3	871850	0075	10/20/2003	240000	1300	0	7	1956	4	8280	N	N	15406 64TH AV NE
3	798090	0020	1/23/2003	267500	1320	0	7	1967	5	11100	N	N	8215 NE 124TH ST
3	182235	0180	10/19/2004	295000	1330	0	7	1985	3	8004	N	N	12208 93RD AV NE
3	376170	0226	10/26/2004	489300	1350	0	7	1979	3	8500	Y	N	13843 62ND AV NE
3	871850	0345	10/27/2003	375000	1370	730	7	1958	4	9466	Y	N	15325 62ND PL NE
3	871850	0440	10/8/2003	236000	1370	0	7	1956	3	10781	N	N	6465 NE 154TH ST
3	867790	0044	12/27/2004	350000	1420	1420	7	1958	3	20100	N	N	13208 68TH PL NE
3	409330	0060	9/9/2004	389000	1420	1300	7	1967	3	9600	N	N	13735 70TH AV NE
3	957312	0400	8/27/2003	275000	1460	0	7	1969	4	11201	N	N	13839 70TH AV NE
3	405570	0751	8/1/2004	279900	1470	0	7	1951	4	22000	N	N	12936 72ND AV NE
3	871850	0170	8/18/2004	270000	1470	0	7	1959	3	9938	N	N	6343 NE ARROWHEAD DR
3	871850	0170	4/2/2003	245000	1470	0	7	1959	3	9938	N	N	6343 NE ARROWHEAD DR
3	405570	1450	2/13/2003	878000	1500	450	7	1926	5	10650	Y	Y	11837 HOLMES POINT DR NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	085600	0015	10/15/2004	785000	1500	830	7	1949	4	8400	Y	N	603 11TH AV W
3	871850	0635	7/22/2003	215000	1510	0	7	1959	4	13312	N	N	6457 NE 153RD ST
3	871850	0065	12/22/2004	349950	1570	0	7	1958	3	8757	N	N	6413 NE ARROWHEAD DR
3	376170	0060	3/16/2004	330000	1590	0	7	1932	3	10453	Y	N	13259 HOLMES POINT DR NE
3	376290	0140	4/24/2004	348000	1620	410	7	1984	3	7354	N	N	11915 80TH PL NE
3	871850	0015	2/20/2003	258000	1620	0	7	1955	4	10240	N	N	6625 NE ARROWHEAD DR
3	871850	0360	4/28/2004	395000	1660	1340	7	1958	4	10530	N	N	15303 62ND PL NE
3	871850	0360	6/5/2003	379000	1660	1340	7	1958	4	10530	N	N	15303 62ND PL NE
3	376050	0263	3/15/2004	1408060	1670	1010	7	1948	5	14237	Y	Y	8303 NE JUANITA DR
3	279670	0077	11/18/2004	1000000	1680	50	7	1974	3	16527	Y	Y	11609 HOLMES POINT DR NE
3	376050	0416	8/9/2004	600000	1700	1030	7	1968	3	13140	Y	N	8237 NE 110TH PL
3	302605	9188	10/28/2003	370000	1720	1120	7	1963	3	19166	N	N	11920 84TH AV NE
3	607650	0200	5/30/2003	265000	1740	0	7	1995	3	9390	N	N	7801 NE 124TH ST
3	197430	0050	4/2/2003	305000	1750	0	7	1957	4	16000	N	N	7408 NE 120TH PL
3	182235	0100	4/7/2003	265900	1760	0	7	1986	3	7946	N	N	9318 NE 121ST CT
3	376110	0180	8/25/2004	1200000	1800	1180	7	1928	5	14185	Y	Y	11545 HOLMES POINT DR NE
3	405570	1476	6/5/2003	890000	1800	0	7	1962	5	9610	Y	Y	11807 HOLMES POINT DR NE
3	871850	0310	4/28/2004	310000	1810	730	7	1957	4	8224	N	N	15429 63RD AV NE
3	919410	2420	8/20/2004	359950	1840	0	7	2000	3	5375	Y	N	12009 89TH PL NE
3	607650	0124	8/25/2003	301950	1860	0	7	1961	3	11400	N	N	12026 76TH AV NE
3	409330	0080	10/13/2003	384000	1900	0	7	1963	3	10920	N	N	13718 70TH AV NE
3	197430	0010	9/17/2003	324000	1900	0	7	1968	4	11600	N	N	7454 NE 120TH PL
3	376170	0040	10/11/2004	1400000	1940	0	7	1958	5	20280	Y	Y	13233 HOLMES POINT DR NE
3	871850	0405	1/22/2003	294950	1950	0	7	1957	4	12000	N	N	6249 NE 154TH ST
3	871850	0230	6/22/2004	327500	2030	580	7	1958	4	9724	N	N	15318 62ND PL NE
3	405570	0785	8/9/2004	426500	2160	0	7	1959	4	22294	N	N	12965 76TH AV NE
3	279670	0086	4/28/2004	637000	2180	600	7	1923	4	20760	Y	N	11614 HOLMES POINT DR NE
3	919410	2380	12/7/2004	419950	2240	0	7	2000	3	5375	Y	N	12013 89TH PL NE
3	871850	0570	2/25/2004	262000	2280	0	7	1957	4	8640	N	N	6497 NE 153RD ST
3	358330	0145	5/14/2003	279990	2460	0	7	1962	4	11000	N	N	6265 NE 159TH ST
3	197420	0010	9/17/2004	299950	1080	660	8	1984	3	9540	N	N	7640 NE 123RD ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	033310	0152	12/17/2003	449000	1170	300	8	1937	4	14040	N	N	7606 NE CHAMPAGNE POINT PL
3	952701	0270	6/2/2004	390000	1170	450	8	1989	3	7488	N	N	8137 NE 121ST ST
3	375530	0010	8/4/2004	375000	1180	750	8	1977	3	7740	N	N	12105 81ST AV NE
3	376050	0365	5/6/2004	456800	1180	1000	8	1977	3	8100	Y	N	8031 NE 112TH ST
3	376170	0075	6/30/2003	365000	1230	0	8	1944	3	10125	N	N	6061 NE 135TH ST
3	376170	0075	6/7/2004	339900	1230	0	8	1944	3	10125	N	N	6061 NE 135TH ST
3	376050	0322	12/17/2004	631000	1260	610	8	1968	3	8855	Y	N	10914 81ST PL NE
3	033310	0060	11/12/2004	360000	1260	500	8	1977	3	26313	N	N	11405 80TH AV NE
3	952700	0070	6/5/2003	297500	1260	750	8	1976	4	7910	N	N	8228 NE 122ND PL
3	375530	0060	12/15/2004	349950	1280	0	8	1977	3	11690	N	N	8004 NE 120TH ST
3	033310	0050	10/26/2004	345000	1300	910	8	1976	3	11400	N	N	11235 80TH AV NE
3	033310	0070	6/21/2004	369750	1300	910	8	1977	3	20082	N	N	11407 80TH AV NE
3	376290	0150	10/28/2003	250000	1340	0	8	1983	3	7352	N	N	11921 80TH PL NE
3	867790	0046	6/26/2003	383950	1340	1300	8	1961	3	12480	N	N	13220 68TH PL NE
3	358330	0075	12/16/2003	369725	1340	1340	8	1976	3	13292	N	N	15621 64TH AV NE
3	952700	0110	8/9/2004	325000	1340	440	8	1977	4	8925	N	N	8134 NE 122ND PL
3	124550	0395	3/26/2003	725000	1340	1200	8	1949	5	13725	N	N	980 20TH AV W
3	952701	0090	4/16/2003	304000	1360	490	8	1978	3	9940	N	N	8140 NE 121ST ST
3	405570	1050	6/30/2004	480000	1400	1400	8	1978	3	28908	Y	N	11840 HOLMES POINT DR NE
3	358290	0040	11/22/2004	390000	1400	680	8	1974	4	10450	N	N	15716 62ND PL NE
3	326100	0370	4/26/2004	374880	1400	250	8	1976	4	14418	N	N	8022 NE 112TH ST
3	197390	0090	3/24/2003	235000	1420	0	8	1964	3	10304	N	N	7266 NE 122ND ST
3	952701	0080	7/24/2003	315000	1420	0	8	1977	3	9800	N	N	8146 NE 121ST ST
3	952700	0480	7/10/2003	269900	1440	0	8	1976	3	9200	N	N	8332 NE 120TH PL
3	358330	0055	6/16/2003	262000	1450	0	8	1967	4	12699	N	N	6324 NE 156TH ST
3	405570	0104	10/20/2004	467000	1460	790	8	1968	4	14210	Y	N	13018 HOLMES POINT DR NE
3	197440	0090	7/14/2003	339950	1460	560	8	1969	3	9600	N	N	7449 NE 118TH PL
3	326100	0240	10/10/2003	395000	1460	820	8	1976	4	9480	N	N	8016 NE 114TH ST
3	952701	0200	1/8/2003	295000	1470	410	8	1977	3	9360	N	N	12004 81ST AV NE
3	326101	0400	2/10/2004	589000	1470	1020	8	1977	4	9600	Y	N	8108 NE 115TH WY
3	952700	0130	5/26/2004	325000	1520	0	8	1977	4	8330	N	N	8124 NE 122ND PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	326101	0250	9/14/2004	550000	1530	770	8	1977	4	16250	Y	N	8237 NE 115TH PL
3	326102	0090	9/15/2004	400000	1540	870	8	1978	3	8550	N	N	11219 83RD PL NE
3	376050	0645	4/15/2004	451500	1540	0	8	1976	3	16022	Y	N	11306 83RD PL NE
3	326101	0190	6/18/2003	362000	1550	480	8	1977	4	9680	Y	N	8208 NE 115TH WY
3	326101	0310	5/25/2003	404950	1570	1100	8	1977	4	10500	N	N	8214 NE 115TH PL
3	302605	9260	8/25/2004	452000	1580	1510	8	1969	3	24596	N	N	12308 87TH CT NE
3	405570	0652	10/28/2003	379950	1610	720	8	1979	3	18745	N	N	13019 66TH PL NE
3	197390	0070	1/5/2004	330000	1610	0	8	1977	3	8625	N	N	7282 NE 122ND ST
3	326101	0390	7/20/2004	535000	1610	560	8	1977	4	8520	Y	N	8114 NE 115TH WY
3	405570	0345	6/16/2004	393000	1620	0	8	1956	4	28750	N	N	12531 64TH AV NE
3	405570	0296	10/14/2003	465000	1620	480	8	1950	5	14000	Y	N	12704 HOLMES POINT DR NE
3	326102	0040	11/19/2004	382500	1630	0	8	1978	3	9900	N	N	11401 83RD PL NE
3	358290	0035	6/26/2003	337000	1630	510	8	1976	4	10450	N	N	15704 62ND PL NE
3	376110	0293	3/21/2004	489000	1640	810	8	1968	4	10875	N	N	11243 CHAMPAGNE POINT RD NE
3	170690	0020	6/5/2003	1485000	1650	0	8	1955	4	8588	Y	Y	245 LAKE AV W
3	085600	0025	3/7/2003	540000	1650	480	8	1968	3	7200	Y	N	607 11TH AV W
3	358330	0060	12/21/2004	275000	1690	0	8	1956	4	13103	N	N	6334 NE 156TH ST
3	326100	0300	8/19/2004	560000	1690	600	8	1976	4	15269	Y	N	8027 NE 114TH ST
3	279670	0070	11/18/2004	1000000	1720	400	8	1970	5	7630	Y	Y	11615 HOLMES POINT DR NE
3	358330	0200	9/3/2004	369500	1730	0	8	1973	4	12271	N	N	6315 NE 158TH ST
3	938810	0040	10/17/2003	375000	1760	0	8	1985	3	27335	N	N	13730 HOLMES POINT DR NE
3	326101	0120	2/26/2004	412500	1780	0	8	1976	4	11200	Y	N	8219 NE 115TH WY
3	919410	2216	6/25/2003	345000	1840	0	8	1999	3	5375	Y	N	12026 89TH PL NE
3	358330	0050	6/2/2004	331000	1880	0	8	1957	3	12295	N	N	6314 NE 156TH ST
3	033310	0115	9/1/2004	459950	1900	0	8	1989	3	20961	N	N	11257 JUANITA DR NE
3	376000	0035	11/18/2003	500000	1910	990	8	2002	3	10489	N	N	9376 NE 120TH PL
3	919410	0150	10/21/2003	460000	1940	630	8	1998	3	18344	Y	N	12347 93RD AV NE
3	033310	0260	9/9/2003	1550000	1940	1110	8	1952	4	58387	Y	Y	7805 NE 112TH ST
3	358330	0280	6/23/2004	420000	1950	0	8	1961	4	13236	N	N	6312 NE 159TH ST
3	358330	0280	3/3/2003	380000	1950	0	8	1961	4	13236	N	N	6312 NE 159TH ST
3	197430	0030	7/16/2004	419000	1960	0	8	1967	4	11500	N	N	7432 NE 120TH PL

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	358290	0300	10/24/2004	689500	2000	1210	8	1966	4	15800	Y	N	15729 61ST LN NE
3	197390	0010	6/21/2004	370000	2040	0	8	1964	3	11264	N	N	7460 NE 122ND ST
3	197420	0030	12/21/2004	440000	2040	0	8	1967	4	9752	N	N	7622 NE 123RD ST
3	254110	0070	6/22/2004	401000	2090	0	8	1991	3	11308	N	N	12361 76TH CT NE
3	357700	0036	9/11/2003	549950	2100	780	8	1956	5	13200	N	N	16300 INGLEWOOD PL NE
3	919410	2188	9/24/2004	480000	2120	1070	8	1999	3	6875	Y	N	12018 89TH PL NE
3	919410	2212	6/10/2003	354950	2120	0	8	1999	3	5375	Y	N	12022 89TH PL NE
3	919410	2176	11/13/2003	450000	2120	260	8	1999	3	6875	Y	N	12036 89TH PL NE
3	919410	2224	7/9/2004	485000	2120	830	8	1999	3	5375	Y	N	12042 89TH PL NE
3	919410	2228	6/14/2004	482500	2120	830	8	1999	3	5913	Y	N	12046 89TH PL NE
3	358330	0205	8/26/2003	335000	2130	0	8	1958	4	13451	N	N	6305 NE 158TH ST
3	607650	0170	11/7/2003	412000	2170	900	8	1980	3	17640	N	N	12010 76TH AV NE
3	197390	0330	6/17/2004	365000	2180	0	8	1963	3	9975	N	N	7259 NE 122ND ST
3	029391	0130	2/25/2003	402800	2240	0	8	2002	3	5161	N	N	11926 82ND PL NE
3	254110	0060	2/18/2003	354000	2250	0	8	1991	3	9341	N	N	12357 76TH CT NE
3	375450	0055	1/14/2003	445000	2260	1170	8	1989	3	12135	Y	N	9061 NE 117TH PL
3	254111	0170	2/5/2003	349300	2340	0	8	1993	3	6306	N	N	7631 NE 125TH ST
3	254111	0140	7/18/2003	361500	2390	0	8	1993	3	6765	N	N	7661 NE 125TH ST
3	254111	0120	6/23/2004	384500	2390	0	8	1993	3	6371	N	N	7664 NE 125TH ST
3	376110	0110	6/3/2003	1375000	2410	500	8	1978	4	13515	Y	Y	11085 CHAMPAGNE POINT RD NE
3	254111	0210	7/6/2004	419950	2420	0	8	1993	4	6614	N	N	7607 NE 125TH ST
3	530240	0420	7/27/2004	435000	2440	0	8	1986	3	12509	N	N	15133 65TH AV NE
3	358330	0370	6/16/2003	425000	2470	240	8	1956	3	13181	N	N	15614 64TH AV NE
3	029391	0110	4/7/2004	485000	2500	0	8	2002	3	4368	N	N	11918 82ND PL NE
3	029391	0070	2/13/2003	421000	2520	0	8	2003	3	4166	N	N	11911 82ND PL NE
3	029391	0100	5/20/2003	430000	2520	0	8	2003	3	3808	N	N	11914 82ND PL NE
3	029391	0080	6/3/2004	484900	2520	0	8	2003	3	4106	N	N	11915 82ND PL NE
3	029391	0080	2/10/2003	431800	2520	0	8	2003	3	4106	N	N	11915 82ND PL NE
3	919410	0400	8/25/2003	417500	2520	880	8	2001	3	6611	N	N	12401 89TH PL NE
3	326102	0050	9/23/2004	444000	2590	0	8	1978	3	8640	N	N	11321 83RD PL NE
3	197390	0300	7/23/2004	396700	2600	0	8	1965	4	12150	N	N	7421 NE 122ND ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	540600	0010	5/24/2004	505000	2670	0	8	1996	3	8349	N	N	8406 NE 121ST PL
3	540600	0100	4/4/2003	449950	2670	0	8	1996	3	7969	N	N	8417 NE 121ST PL
3	357700	0141	1/22/2003	462000	2680	0	8	1949	4	11914	Y	N	16029 INGLEWOOD RD NE
3	029391	0180	8/29/2003	464000	2720	0	8	2001	3	4729	N	N	11948 82ND PL NE
3	358290	0055	9/8/2003	465000	2850	0	8	1968	4	11000	N	N	6251 NE 159TH ST
3	033310	0208	7/27/2004	495000	2920	0	8	1981	3	13870	N	N	11264 CHAMPAGNE POINT RD NE
3	405570	0161	9/8/2004	730000	3370	0	8	1906	5	22890	Y	N	12956 HOLMES POINT DR NE
3	405570	1130	1/16/2003	1060000	1400	940	9	1989	3	4682	Y	Y	13143 HOLMES POINT DR NE
3	232604	9016	9/20/2004	683000	1460	1100	9	1959	3	23958	Y	N	13210 HOLMES POINT DR NE
3	405570	0644	5/11/2004	522950	1460	1460	9	1969	4	18768	Y	N	6404 NE 130TH PL
3	197440	0160	4/8/2003	339000	1480	280	9	1976	3	9576	N	N	7406 NE 118TH PL
3	279670	0138	11/10/2004	430000	1650	160	9	1966	3	17100	Y	N	11651 73RD PL NE
3	500340	0045	1/16/2004	562250	1730	1200	9	1974	4	25995	Y	N	7155 NE 126TH ST
3	358290	0280	2/24/2003	518000	1750	970	9	1963	4	18500	Y	N	15617 61ST LN NE
3	376050	0475	3/22/2004	685000	1750	1150	9	1981	3	31439	Y	N	8415 NE 110TH PL
3	358290	0270	11/24/2004	685000	1810	1640	9	1990	3	16250	Y	N	15524 61ST AV NE
3	330390	0290	4/19/2004	550000	1910	490	9	1977	3	17500	Y	N	13480 64TH TER NE
3	376170	0177	9/7/2004	598000	1930	530	9	1989	3	10416	Y	N	13659 62ND AV NE
3	867790	0201	12/3/2003	368000	1980	0	9	1977	3	8850	N	N	13314 70TH PL NE
3	405570	0655	8/25/2003	465000	1980	1100	9	1977	3	14500	Y	N	6611 NE 130TH LN
3	530240	0260	11/22/2004	492400	2030	560	9	1989	3	46971	N	N	6326 NE 151ST ST
3	376170	0073	3/8/2004	625000	2040	20	9	1981	3	9900	Y	N	13419 HOLMES POINT DR NE
3	330391	0070	11/18/2003	385000	2050	420	9	1978	4	15000	N	N	6449 NE 135TH PL
3	330391	0070	1/9/2003	380000	2050	420	9	1978	4	15000	N	N	6449 NE 135TH PL
3	330390	0100	7/19/2004	599000	2100	1180	9	1976	3	9760	Y	N	13449 64TH TER NE
3	740320	0130	2/24/2004	950000	2130	860	9	1978	3	25400	Y	Y	15521 61ST AV NE
3	530240	0020	9/15/2003	489000	2170	1380	9	1991	3	15615	N	N	6615 NE 151ST ST
3	028061	0010	1/28/2003	450000	2190	0	9	1977	3	14955	Y	N	15037 61ST PL NE
3	952235	0020	11/1/2004	445000	2190	0	9	1994	3	11014	N	N	8032 NE 122ND PL
3	279670	0180	12/22/2003	394500	2200	0	9	1978	3	15628	N	N	11611 73RD PL NE
3	867790	0522	10/16/2003	557250	2200	1290	9	1981	4	125888	Y	N	7103 NE 136TH ST

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	330390	0130	12/1/2004	699000	2210	950	9	1977	4	16000	Y	N	13400 64TH TER NE
3	330390	0130	12/11/2003	650000	2210	950	9	1977	4	16000	Y	N	13400 64TH TER NE
3	357760	0060	5/4/2004	442250	2210	0	9	1963	4	10547	Y	N	6151 NE 154TH ST
3	254090	0150	5/19/2004	950000	2250	2420	9	1989	3	11340	Y	N	11722 84TH AV NE
3	142604	9048	6/8/2004	1037300	2260	450	9	1991	3	11758	Y	Y	5912 NE ARROWHEAD DR
3	330391	0200	3/25/2004	410000	2280	0	9	1978	4	13200	N	N	6436 NE 135TH PL
3	330391	0200	5/6/2003	387000	2280	0	9	1978	4	13200	N	N	6436 NE 135TH PL
3	279670	0116	4/28/2004	434950	2310	340	9	1977	3	11315	Y	N	11676 HOLMES POINT DR NE
3	919410	1678	2/14/2003	395000	2340	0	9	1991	3	8187	N	N	12011 93RD PL NE
3	329150	0080	2/18/2003	434000	2350	730	9	1985	4	21745	N	N	7205 NE 131ST PL
3	865030	0080	12/2/2004	610000	2370	0	9	1999	3	7967	N	N	11423 79TH WY NE
3	952235	0030	3/17/2004	460000	2410	650	9	1994	3	7806	N	N	8026 NE 122ND PL
3	865030	0020	2/23/2004	431000	2430	900	9	1999	3	4365	N	N	11459 79TH WY NE
3	865030	0090	10/12/2004	610000	2460	1190	9	1999	3	7099	N	N	7919 NE 114TH PL
3	033310	0252	11/19/2003	529950	2580	0	9	2003	3	4320	N	N	7815 NE 112TH ST
3	919410	1850	12/9/2003	445500	2610	0	9	1998	3	7580	N	N	9213 NE 121ST CT
3	919410	0156	8/20/2003	467000	2620	0	9	2000	3	7027	N	N	9210 NE 123RD ST
3	033310	0251	7/16/2004	575000	2630	0	9	2003	3	4095	N	N	7817 NE 112TH ST
3	033310	0251	11/12/2003	504750	2630	0	9	2003	3	4095	N	N	7817 NE 112TH ST
3	357700	0095	7/11/2003	1450000	2640	310	9	1924	5	57934	Y	Y	16425 INGLEWOOD RD NE
3	697700	0010	10/2/2003	470000	2640	0	9	1989	3	9763	N	N	8405 NE 122ND ST
3	687000	0060	7/14/2004	477350	2730	0	9	2004	3	4373	N	N	8671 NE 123RD PL
3	033310	0253	12/4/2003	585110	2770	0	9	2003	3	4216	Y	N	7813 NE 112TH ST
3	687000	0050	6/9/2004	464950	2770	0	9	2004	3	5821	N	N	8667 NE 123RD PL
3	687000	0010	6/23/2004	509950	2820	0	9	2004	3	5216	N	N	8605 NE 123RD PL
3	687000	0120	8/5/2004	467450	2820	0	9	2004	3	4501	N	N	8648 NE 123RD PL
3	919410	1845	12/7/2004	550000	2850	0	9	1998	3	7497	N	N	9219 NE 121ST CT
3	375450	1130	10/13/2003	760000	2880	0	9	2000	3	5000	Y	N	8809 NE 118TH PL
3	687000	0160	8/5/2004	465000	2940	0	9	2004	3	5646	N	N	8628 NE 123RD PL
3	687000	0040	7/21/2004	490950	2940	0	9	2004	3	5086	N	N	8661 NE 123RD PL
3	376110	0025	8/6/2003	1650000	2950	0	9	1978	4	14110	Y	Y	11013 CHAMPAGNE POINT RD NE

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	405700	0036	9/2/2004	512000	2960	0	9	1998	3	10050	N	N	13140 70TH LN NE
3	376050	0441	8/31/2004	897450	3190	1250	9	2004	3	9968	Y	N	8253 NE 110TH PL
3	358330	0240	12/3/2004	630000	3420	0	9	1967	4	14340	N	N	15823 64TH AV NE
3	405570	1065	7/13/2004	691000	1820	570	10	1979	3	19602	Y	N	11818 HOLMES POINT DR NE
3	405570	1061	9/5/2003	620000	1870	0	10	1998	3	15762	Y	N	11828 HOLMES POINT DR NE
3	405570	1310	6/23/2004	1290000	1920	1360	10	1978	3	5640	Y	Y	12725 HOLMES POINT DR NE
3	938810	0022	12/7/2004	765000	2030	2030	10	1984	3	31399	Y	N	6310 NE 138TH PL
3	405570	0952	3/23/2004	475000	2080	0	10	1978	3	13503	Y	N	7307 NE 120TH ST
3	357700	0140	8/21/2003	1150000	2110	1050	10	1975	4	13500	Y	Y	16035 INGLEWOOD RD NE
3	358330	0315	5/26/2004	670000	2370	2060	10	1974	4	19300	N	N	6424 NE 159TH ST
3	938810	0024	12/13/2004	575000	2380	0	10	1979	3	20037	Y	N	6221 NE 138TH PL
3	028110	0045	4/27/2004	1600000	2420	1400	10	1995	3	7450	Y	Y	5810 NE ARROWHEAD DR
3	312605	9047	6/18/2004	595000	2420	0	10	1986	3	29970	Y	N	8624 NE JUANITA DR
3	376050	0837	1/26/2004	585000	2560	0	10	1998	3	10060	Y	N	8038 NE 112TH ST
3	252604	9040	6/1/2004	938000	2640	1370	10	1998	3	22104	Y	N	11625 82ND AV NE
3	028061	0120	5/16/2003	635000	2940	0	10	1988	3	12400	Y	N	6131 NE 152ND ST
3	214125	0030	10/20/2004	700000	3090	0	10	1986	3	20980	N	N	6231 NE 137TH ST
3	029390	0010	12/13/2004	1290900	3100	450	10	1974	5	56152	Y	N	11907 84TH AV NE
3	375450	1035	8/5/2003	795000	3140	380	10	1997	3	9838	Y	N	8814 NE 118TH PL
3	405570	0030	4/27/2004	1200000	3180	600	10	1999	3	24920	Y	N	13126 HOLMES POINT DR NE
3	033310	0231	8/13/2003	865000	3260	490	10	1998	3	9588	Y	N	11176 79TH PL NE
3	214125	0080	12/3/2004	699500	3350	0	10	1989	3	16566	Y	N	13808 64TH PL NE
3	376170	0112	1/6/2003	1400000	3540	0	10	1983	3	11736	Y	Y	6019 NE 135TH ST
3	376050	0312	10/13/2004	1450000	3710	750	10	2002	3	11325	Y	N	8183 NE JUANITA DR
3	252604	9039	4/27/2004	985000	3960	680	10	2004	3	16598	Y	N	11631 82ND AV NE
3	124550	0936	7/15/2003	2295000	4171	1000	10	2001	3	12000	Y	N	1615 10TH ST W
3	938810	0013	3/4/2003	800000	2450	1060	11	1990	3	20066	Y	N	6332 NE 138TH PL
3	740320	0120	11/12/2003	1197000	2620	1700	11	1985	5	24400	Y	Y	15527 61ST AV NE
3	405570	1195	6/23/2003	1145000	2670	0	11	1985	3	5386	Y	Y	13037 HOLMES POINT DR NE
3	638997	0090	6/8/2004	1025000	2720	1565	11	2001	3	12289	Y	N	7331 NE 120TH PL
3	952230	0140	9/29/2003	785000	2870	0	11	1990	3	12156	N	N	8442 NE WOODLAND COVE DR

Improved Sales Used in this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	938810	0020	3/29/2004	599000	3020	410	11	1981	3	25608	Y	N	6211 NE 138TH PL
3	938810	0020	4/18/2003	590000	3020	410	11	1981	3	25608	Y	N	6211 NE 138TH PL
3	033310	0233	4/20/2004	905000	3300	710	11	1998	3	10350	Y	N	11158 79TH PL NE
3	254090	0050	5/27/2004	1215000	3320	1150	11	1992	3	11310	Y	N	8711 NE 119TH ST
3	033310	0232	10/27/2004	905000	3480	0	11	1998	3	10350	Y	N	11170 79TH PL NE
3	214125	0070	10/9/2003	682500	3580	0	11	1999	3	17282	Y	N	13804 64TH PL NE
3	376110	0257	6/2/2004	900000	3760	620	11	2001	3	16339	Y	N	11125 CHAMPAGNE POINT RD NE
3	638997	0070	7/28/2003	977876	3760	1000	11	2003	3	9540	Y	N	7339 NE 120TH PL
3	638997	0040	10/6/2003	998950	3770	1230	11	2003	3	10696	Y	N	12024 72ND AV NE
3	938810	0031	12/8/2004	1150000	3800	1010	11	2003	3	22651	Y	N	6417 NE 138TH PL
3	938810	0031	8/15/2003	1050000	3800	1010	11	2003	3	22651	Y	N	6417 NE 138TH PL
3	033310	0235	3/5/2003	865000	4090	0	11	1999	3	10656	Y	N	11144 79TH PL NE
3	952230	0260	8/27/2003	1100000	4640	0	11	1990	3	12380	Y	N	10938 84TH PL NE
3	085600	0360	3/1/2004	960000	2085	1310	12	1998	3	7363	Y	N	625 13TH AV W
3	938810	0042	5/7/2003	931500	2700	950	12	1997	3	15344	Y	N	6412 NE 138TH PL
3	938810	0036	6/30/2004	1075000	3470	480	12	1995	3	22959	Y	N	6340 NE 138TH PL
3	952230	0190	11/10/2003	1115000	3530	0	12	1990	3	12534	Y	N	8461 NE WOODLAND COVE DR
3	952230	0150	11/20/2003	1250000	4080	0	12	1996	3	10008	Y	N	8422 NE WOODLAND COVE DR
3	952230	0040	2/12/2004	1128000	4170	0	12	1990	3	14226	Y	N	8407 NE WOODLAND COVE DR
3	952230	0070	12/12/2003	2153000	4200	0	12	1991	3	8945	Y	Y	8425 NE WOODLAND COVE DR
3	376050	0905	10/8/2003	1925000	4470	0	12	2000	3	15000	Y	Y	10913 81ST PL NE
3	376050	0275	3/4/2004	2695000	5830	0	12	1992	3	31635	Y	Y	8251 NE JUANITA DR

Improved Sales Removed from this Annual Update Analysis

Area 37

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	083701	0020	12/17/2004	345000	Relocation - Sale By Service
1	083701	0020	12/10/2004	345000	Relocation - Sale To Service
1	117270	0080	8/22/2003	7000	Corporate Affiliates
1	132604	9057	4/1/2004	630000	ImpCount
1	132604	9154	2/3/2004	483000	Corporate Affiliates
1	135730	0130	5/7/2004	265000	Relocation - Sale By Service
1	135730	0130	4/29/2004	265000	Relocation - Sale To Service
1	147233	0050	10/13/2004	442000	ActivePermitBeforeSale>25K
1	147233	0100	8/10/2004	455828	%Compl
1	242604	9048	3/18/2003	164061	Government Agency
1	242604	9124	3/24/2003	214000	Estate Administrator, Guardian, Or Executor
1	254083	0070	8/25/2003	210000	No Market Exposure
1	254083	0080	3/24/2004	91086	Related Party, Friend, Or Neighbor
1	321120	0210	3/1/2004	160000	Estate Administrator, Guardian, Or Executor
1	321121	0060	8/11/2003	185000	Imp. Characteristics Changed Since Sale
1	325948	0110	6/3/2003	147500	Builder or Developer Sales; DORRatio
1	327573	0010	5/17/2004	262950	Obsolescence
1	327573	0210	1/23/2003	249000	Bankruptcy - Receiver or Trustee
1	357900	0170	2/25/2003	260000	Related Party, Friend, Or Neighbor
1	357900	0260	11/6/2003	206352	DORRatio
1	357980	0025	2/10/2003	186000	Government Agency
1	357980	0040	3/9/2004	97450	Partial Interest (103, 102, Etc.)
1	357980	0205	7/23/2003	249900	UnFinArea
1	357980	0225	2/4/2003	270000	Relocation - Sale By Service
1	357980	0225	2/4/2003	270000	Relocation - Sale To Service
1	358090	0220	10/14/2004	183600	No Market Exposure
1	358090	0300	7/28/2004	226000	UnFinArea
1	358210	0010	7/28/2003	194525	Quit Claim Deed
1	358270	0030	10/3/2003	102650	Related Party, Friend, Or Neighbor
1	364910	0086	4/14/2004	124730	Corporate Affiliates
1	364910	0129	1/14/2003	193887	Exempt From Excise Tax
1	364910	0145	6/28/2003	225000	Related Party, Friend, Or Neighbor
1	364910	0686	7/7/2003	279500	Segregation And/Or Merger;
1	384070	0655	8/23/2004	336000	Relocation - Sale By Service
1	384070	0655	7/24/2004	336000	Relocation - Sale To Service
1	384070	0710	6/3/2004	228500	Bankruptcy - Receiver or Trustee
1	563150	0116	8/28/2003	152000	Non-Representative Sale
1	563150	0170	10/25/2004	165000	No Market Exposure
1	563150	0205	10/15/2004	600000	Multiparcel Sale
1	563150	0225	7/14/2004	715000	Builder or Developer Sales
1	563150	0650	10/12/2004	254950	Diagnostic Outlier
1	563150	0680	8/26/2004	527000	Relocation - Sale By Service
1	563150	0680	8/26/2004	527000	Relocation - Sale To Service
1	563150	0710	10/28/2003	265000	Estate Administrator, Guardian, Or Executor
1	563150	0750	3/3/2003	219950	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
1	563150	0930	8/11/2004	322500	Diagnostic Outlier
1	563150	1150	12/13/2004	80000	DORRatio
1	563150	1160	1/15/2003	150000	Forced Sale
1	563150	1167	12/3/2003	90000	DORRatio
1	563150	1305	10/15/2003	425000	Relocation - Sale By Service
1	563150	1305	10/15/2003	425000	Relocation - Sale To Service
1	563150	1323	8/27/2003	185000	Diagnostic Outlier
1	563450	0110	10/7/2004	164500	Quit Claim Deed
1	563450	0161	4/4/2003	353000	Statement to Dor
1	563450	0252	12/29/2003	265000	UnFinArea
1	564700	0030	12/22/2003	234900	Bankruptcy - Receiver or Trustee
1	619050	0050	7/22/2004	161660	DORRatio
1	619050	0050	7/22/2004	161660	Partial Interest (103, 102, Etc.)
1	639600	0110	10/7/2003	37568	Exempt From Excise Tax
1	712000	0020	7/23/2004	243000	Estate Administrator, Guardian, Or Executor
1	729770	0006	6/1/2004	97878	Quit Claim Deed
1	730840	0020	8/20/2003	102280	Quit Claim Deed
1	795480	0140	3/27/2003	185200	Exempt From Excise Tax
1	804560	0150	1/9/2003	212000	Bankruptcy - Receiver or Trustee
1	804560	0150	1/15/2003	212000	Government Agency
2	020030	0310	8/25/2003	300000	Diagnostic Outlier
2	039530	0260	4/20/2004	200000	Related Party, Friend, Or Neighbor
2	077690	0260	9/22/2004	447950	Diagnostic Outlier
2	077690	0270	9/15/2004	432950	Diagnostic Outlier
2	111900	0040	11/24/2003	493000	Relocation - Sale By Service
2	111900	0040	11/24/2003	493000	Relocation - Sale To Service
2	113800	0150	10/6/2004	313950	Diagnostic Outlier
2	113800	0710	6/16/2004	72317	Related Party, Friend, Or Neighbor
2	113801	0620	8/25/2004	119347	Related Party, Friend, Or Neighbor
2	141970	0160	3/12/2003	247250	Estate Administrator, Guardian, Or Executor
2	172750	0410	8/27/2003	111080	Quit Claim Deed
2	172751	0040	1/27/2004	303000	Relocation - Sale By Service
2	172751	0040	1/22/2004	303000	Relocation - Sale To Service
2	192605	9048	12/22/2003	447500	Segregation And/Or Merger;
2	212100	0350	1/22/2003	98388	Quit Claim Deed
2	212541	0210	6/26/2004	215600	Non-Representative Sale
2	229671	0130	10/11/2004	296185	Estate Administrator, Guardian, Or Executor
2	232972	0010	12/27/2004	403931	PrevImp<=10K
2	254085	0130	3/27/2003	269900	Estate Administrator, Guardian, Or Executor
2	254085	0180	2/6/2004	290000	Estate Administrator, Guardian, Or Executor
2	278360	0050	6/17/2004	230000	Quit Claim Deed
2	285400	0050	6/5/2003	186000	No Market Exposure
2	289660	0070	3/1/2004	250900	Bankruptcy - Receiver or Trustee
2	289660	0070	10/9/2003	67546	Exempt From Excise Tax
2	289661	0120	7/21/2003	52649	Partial Interest (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	290950	0140	8/5/2004	279000	Relocation - Sale By Service
2	290950	0140	7/15/2004	279000	Relocation - Sale To Service
2	357480	0040	5/24/2004	100759	DORRatio
2	357480	0500	5/6/2004	348000	UnFinArea
2	357480	0590	5/19/2003	47746	Partial Interest (103, 102, Etc.)
2	357480	1500	3/20/2003	369500	Relocation - Sale By Service
2	357480	1500	3/14/2003	369500	Relocation - Sale To Service
2	357810	0020	9/19/2003	232000	Quit Claim Deed
2	357860	0067	12/18/2003	210000	Non-Representative Sale
2	357860	0120	3/28/2003	370000	Bankruptcy - Receiver or Trustee
2	357860	0140	1/27/2004	360000	Related Party, Friend, Or Neighbor
2	357860	0140	7/27/2004	56750	Related Party, Friend, Or Neighbor
2	375500	0130	9/22/2003	113073	Quit Claim Deed
2	375500	0290	9/1/2004	274900	Government Agency
2	375510	0340	10/21/2003	290999	Imp. Characteristics Changed Since Sale
2	509790	0020	5/21/2003	245900	Government Agency
2	514500	0370	10/27/2003	100000	Partial Interest (103, 102, Etc.)
2	563050	0185	1/9/2003	336000	Estate Administrator, Guardian, Or Executor
2	563050	0240	4/6/2003	447500	Diagnostic Outlier
2	563050	0387	1/31/2003	395000	Relocation - Sale By Service
2	563050	0387	1/31/2003	395000	Relocation - Sale To Service
2	564945	0030	4/30/2003	674950	Relocation - Sale By Service
2	564945	0030	4/28/2003	674950	Relocation - Sale To Service
2	630180	0270	3/25/2003	1000	Correction Deed
2	667550	0013	7/1/2003	2000	Quit Claim Deed
2	667550	0131	3/11/2004	81452	Quit Claim Deed
2	685510	0170	1/14/2003	250000	No Market Exposure
2	749100	0020	4/11/2003	435750	Relocation - Sale By Service
2	749100	0020	4/11/2003	435750	Relocation - Sale To Service
2	750300	0090	6/4/2003	133534	DORRatio
2	790538	0160	1/31/2003	312500	Related Party, Friend, Or Neighbor
2	790538	0640	12/15/2003	97484	DORRatio
2	790539	0330	10/22/2003	260000	Related Party, Friend, Or Neighbor
2	856450	0210	2/6/2003	239500	Relocation - Sale By Service
2	856450	0210	2/6/2003	239500	Relocation - Sale To Service
2	865171	0140	5/1/2004	92989	DORRatio
2	865172	0380	4/24/2003	260000	Related Party, Friend, Or Neighbor
2	865174	0120	12/12/2003	284000	Estate Administrator, Guardian, Or Executor
2	937900	0030	5/20/2003	372000	Quit Claim Deed
2	937900	0060	3/25/2003	399950	Related Party, Friend, Or Neighbor
3	033310	0227	12/5/2003	1521342	Diagnostic Outlier
3	033310	0247	5/20/2004	10000	Quit Claim Deed
3	062505	9051	4/14/2003	1350000	ActivePermitBeforeSale>25K
3	124550	0916	3/3/2003	1250000	Tear Down
3	124550	0920	8/6/2003	1300000	Estate Administrator, Guardian, Or Executor

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	124810	0070	12/26/2003	2250000	ImpCount
3	124810	0115	5/2/2003	1300000	UnFinArea
3	170690	0080	9/8/2003	1375000	Diagnostic Outlier
3	182235	0130	8/21/2003	258000	Bankruptcy - Receiver or Trustee
3	197370	0220	1/6/2004	599000	UnFinArea
3	197390	0390	7/13/2004	394500	Relocation - Sale By Service
3	197390	0390	7/13/2004	394500	Relocation - Sale To Service
3	197430	0080	3/24/2004	309800	Questionable Per Sales Identification
3	206340	0060	1/17/2003	9471	Related Party, Friend, Or Neighbor
3	254111	0050	2/6/2004	369950	Estate Administrator, Guardian, Or Executor
3	279670	0180	3/21/2004	587200	Estate Administrator, Guardian, Or Executor
3	302605	9011	11/24/2004	490000	Diagnostic Outlier
3	302605	9011	5/1/2003	172833	Related Party, Friend, Or Neighbor
3	326102	0040	11/19/2004	565000	Diagnostic Outlier
3	330390	0090	2/12/2003	479000	Estate Administrator, Guardian, Or Executor
3	330390	0210	8/22/2003	259000	DORRatio
3	330391	0050	3/19/2003	360000	Relocation - Sale By Service
3	330391	0050	3/19/2003	360000	Relocation - Sale To Service
3	330391	0160	12/9/2003	330000	Diagnostic Outlier
3	358330	0015	7/28/2003	245000	Related Party, Friend, Or Neighbor
3	358330	0260	9/22/2004	277805	Exempt From Excise Tax
3	375450	0005	3/25/2004	600000	Bankruptcy - Receiver or Trustee
3	375450	0005	11/23/2004	1100000	Diagnostic Outlier
3	375450	0305	6/7/2004	1100000	Diagnostic Outlier
3	375450	0685	11/23/2004	357500	Diagnostic Outlier
3	375450	1135	3/18/2004	1075000	Diagnostic Outlier
3	376000	0005	2/23/2004	250000	Estate Administrator, Guardian, Or Executor
3	376010	0260	8/23/2004	310000	Related Party, Friend, Or Neighbor
3	376050	0060	12/4/2003	378145	DORRatio
3	376050	0080	3/12/2004	750000	Relocation - Sale By Service
3	376050	0102	7/22/2003	825000	Tear Down
3	376050	0171	7/1/2004	699950	Diagnostic Outlier
3	376050	0330	7/7/2004	545000	Estate Administrator, Guardian, Or Executor
3	376050	0440	4/10/2003	275000	DORRatio
3	376050	0441	4/10/2003	275000	DORRatio
3	376050	0465	9/3/2004	460000	Diagnostic Outlier
3	376050	0670	11/17/2003	255500	%Compl
3	376050	0670	9/3/2004	799900	ActivePermitBeforeSale>25K
3	376110	0225	7/3/2003	465000	Estate Administrator, Guardian, Or Executor
3	376170	0050	5/13/2004	1050000	Tear Down
3	376170	0075	4/30/2004	370000	Exempt From Excise Tax
3	376170	0081	10/11/2004	1140000	Relocation - Sale By Service
3	376170	0081	10/11/2004	1140000	Relocation - Sale To Service
3	376170	0225	9/3/2004	945000	Obsolescence
3	376230	0085	1/2/2003	380000	Diagnostic Outlier

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	376730	0005	12/20/2004	975000	%Compl
3	376730	0005	12/23/2003	300000	%Compl DORRatio
3	376730	0023	6/12/2003	320000	Tenant
3	376730	0023	6/12/2003	320000	Tenant
3	376730	0040	2/5/2003	355000	Segregation And/Or Merger;
3	376730	0070	6/17/2004	758900	Obsolescence
3	405570	0090	8/16/2004	540000	Multiparcel Sale
3	405570	0470	3/11/2004	675000	Estate Administrator, Guardian, Or Executor
3	405570	0779	8/8/2003	433984	Relocation - Sale By Service
3	405570	0779	8/8/2003	433984	Relocation - Sale To Service
3	405570	1010	2/27/2004	352000	Statement To DOR; Obsol
3	405570	1060	10/5/2004	410000	Obsolescence
3	405570	1085	8/6/2004	615000	Diagnostic Outlier
3	405570	1287	9/12/2003	800000	No Market Exposure
3	405570	1380	4/12/2004	890000	ImpCount
3	638997	0020	8/27/2003	175000	%Compl DORRatio
3	638997	0020	8/23/2004	1215000	ActivePermitBeforeSale>25K
3	638997	0050	8/27/2003	175000	%Compl DORRatio
3	638997	0050	12/10/2004	1106764	ActivePermitBeforeSale>25K
3	638997	0090	2/28/2003	850000	Relocation - Sale By Service
3	638997	0090	2/28/2003	850000	Relocation - Sale To Service
3	638997	0150	8/28/2003	175000	%Compl DORRatio
3	687000	0070	9/22/2004	474950	ActivePermitBeforeSale>25K
3	687000	0080	9/20/2004	433525	%Compl
3	687000	0100	9/1/2004	448450	ActivePermitBeforeSale>25K
3	687000	0130	10/5/2004	458000	ActivePermitBeforeSale>25K
3	687000	0180	10/19/2004	466846	ActivePermitBeforeSale>25K
3	687000	0190	10/4/2004	493450	ActivePermitBeforeSale>25K
3	697700	0110	5/12/2003	500000	UnFinArea
3	798090	0022	4/29/2004	236542	Exempt From Excise Tax
3	798090	0063	10/24/2003	195000	Estate Administrator, Guardian, Or Executor
3	865030	0010	2/28/2003	360000	Related Party, Friend, Or Neighbor
3	867790	0124	6/24/2004	385000	Estate Administrator, Guardian, Or Executor
3	867790	0361	10/5/2004	278000	Estate Administrator, Guardian, Or Executor
3	871850	0265	5/22/2003	67839	Partial Interest (103, 102, Etc.)
3	871850	0335	6/12/2003	145832	Related Party, Friend, Or Neighbor Dorratio
3	871850	0360	10/5/2004	157260	Related Party, Friend, Or Neighbor
3	871850	0540	4/18/2003	245000	Imp. Characteristics Changed Since Sale
3	919410	2196	1/21/2003	370000	No Market Exposure
3	919410	2196	1/9/2003	330000	No Market Exposure
3	919410	2400	5/31/2003	329950	Relocation - Sale By Service
3	919410	2400	4/17/2003	329950	Relocation - Sale To Service
3	919410	2410	1/9/2003	144919	Quit Claim Deed
3	952230	0030	2/19/2003	700000	Obsolescence
3	952230	0070	12/12/2003	2153000	Statement to Dor

Improved Sales Removed from this Annual Update Analysis
Area 37
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	952230	0240	10/11/2004	2500000	Diagnostic Outlier
3	952700	0110	1/29/2003	237000	Non-Representative Sale
3	952700	0180	4/1/2004	327000	Relocation - Sale By Service
3	952700	0180	3/13/2004	327000	Relocation - Sale To Service
3	952700	0530	3/21/2003	324000	Estate Administrator, Guardian, Or Executor

Vacant Sales Used in this Annual Update Analysis
Area 37

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
037	1	051800	0010	12/7/04	100000	9750	N	N
037	1	132604	9052	12/20/04	375000	106722	N	N
037	1	132604	9203	7/27/04	88000	22216	N	N
037	1	325948	0070	6/3/03	147500	4161	N	N
037	1	358280	0100	11/24/03	77500	14725	N	N
037	1	364910	0142	12/3/04	124000	7832	N	N
037	1	364910	0144	11/29/04	115000	12600	N	N
037	1	364910	0376	11/8/04	122500	28420	N	N
037	1	563150	0520	5/26/04	320000	57054	N	N
037	1	563150	0525	12/18/03	385000	111078	N	N
037	1	563150	0869	2/17/04	99950	19400	N	N
037	2	192605	9183	5/18/04	129000	51836	N	N
037	2	357860	0075	10/8/03	190000	37950	N	N
037	2	357860	0115	8/6/03	100000	95832	N	N
037	3	028060	0030	4/27/04	235000	12678	Y	N
037	3	028110	0140	9/23/03	90000	14075	Y	N
037	3	197370	0240	9/14/04	197000	11219	N	N
037	3	254090	0210	6/28/04	650000	11310	Y	N
037	3	279670	0133	3/17/03	154900	18730	N	N
037	3	279670	0133	3/25/04	125000	18730	N	N
037	3	375450	0075	7/21/03	110000	6515	Y	N
037	3	375450	0290	10/27/03	260000	13125	Y	N
037	3	375450	0370	2/11/04	140000	5206	Y	N
037	3	375450	0670	11/10/04	178950	5000	Y	N
037	3	375450	1235	5/4/04	190000	4600	Y	N
037	3	376050	0282	12/23/04	1175000	19380	Y	Y
037	3	376050	0332	2/25/04	550000	15914	Y	N
037	3	376050	0590	7/8/03	400000	36680	Y	N
037	3	376110	0120	11/8/04	444000	13002	Y	N
037	3	376170	0227	2/24/03	190000	7350	Y	N
037	3	376170	0258	10/6/03	174000	20257	N	N
037	3	376730	0030	12/8/03	176255	9152	N	N
037	3	405570	0075	4/21/03	165000	58806	Y	N
037	3	405570	0086	4/14/04	165000	18900	Y	N
037	3	405570	0650	12/11/04	450000	76319	N	N
037	3	405570	0800	9/1/04	199950	13965	N	N
037	3	638997	0120	9/22/04	175000	11035	Y	N
037	3	867790	0007	2/11/04	135000	12500	Y	N
037	3	867790	0007	5/28/04	210950	12500	Y	N
037	3	871810	0075	11/17/04	57000	141570	N	N
037	3	938810	0045	5/3/04	125000	56525	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 37

Area	Sub Area	Major	Minor	Sale Date	Sale Price	Comments
37	1	563150	0730	9/30/04	95000	Segregation And/Or Merger
37	1	381980	0570	11/20/03	35000	Related Party, Friend, or Neighbor
37	3	376050	0610	4/5/04	110000	Forced Sale
37	3	028110	0188	8/3/04	9500	No Market Exposure
37	3	375450	0165	8/30/04	70000	Estate Administrator, Guardian, Or Executor



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr